



22 Watton Beck Close, Liverpool, Merseyside L31 9DH

Offers Over £260,000

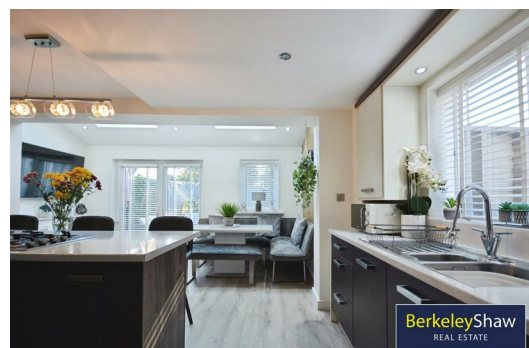
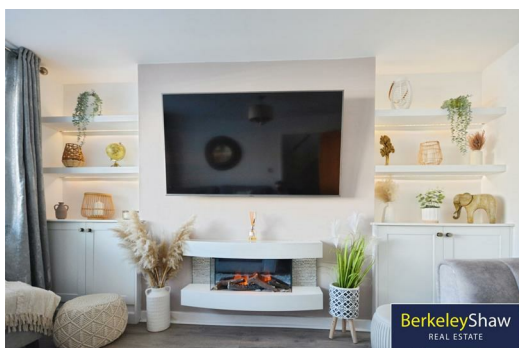
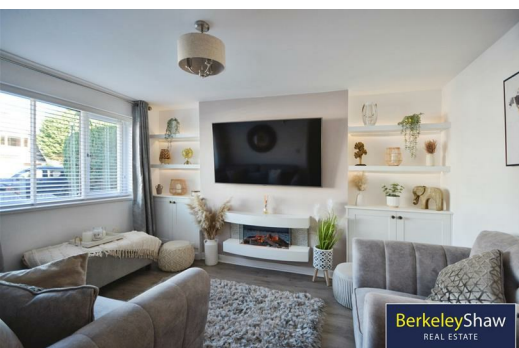
Berkeley Shaw present an immaculate three-bedroom semi-detached house on Watton Beck Close, within the L31.

The property is finished to a high standard throughout. A bright main reception room to the front features a broad bay window and wood-style flooring, creating a generous family living space. To the rear, an impressive open-plan kitchen/dining/living area includes modern cabinetry, central island and ample space for a large dining table and sofa. Multiple rooflights and French doors provide excellent natural light and direct access to the garden. A garden room provides additional flexible space for home working, playroom or hobbies.

Upstairs, three well-presented bedrooms offer practical family accommodation, with contemporary décor and fitted storage to the principal rooms. The family bathroom is finished in neutral tiling with a white suite.

The rear garden is attractively landscaped with lawn, patio seating areas and fenced boundaries, ideal for outdoor dining and entertaining. The front provides driveway parking and a lawned area. The property holds an EPC rating of C and falls within Council Tax band C.

Watton Beck Close is well positioned for local amenities in Lydiate and Maghull, including nearby primary and secondary schools, local shops and cafés along Central Square and Westway. Maghull and Maghull North stations are both accessible, offering regular services to Liverpool Moorfields and Lime Street in around 20–25 minutes, as well as connections towards Ormskirk. Bus routes along Liverpool Road provide further links into the city and surrounding areas. Local green spaces such as Maghull Football Club grounds and canal-side walks are also within easy reach.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

GROUND FLOOR
608 sq ft (56.4 sq m) approx.

1ST FLOOR
343 sq ft (31.7 sq m) approx.



TOTAL FLOOR AREA: 952 sq ft (88.5 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, agencies and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Floorplan 12.0.0



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