BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com




# 9 Meadway, Sefton L31 8AX

## Offers Over £240,000

Berkeley Shaw present an immaculate three-bedroom semi-detached house in the popular residential area of Maghull.

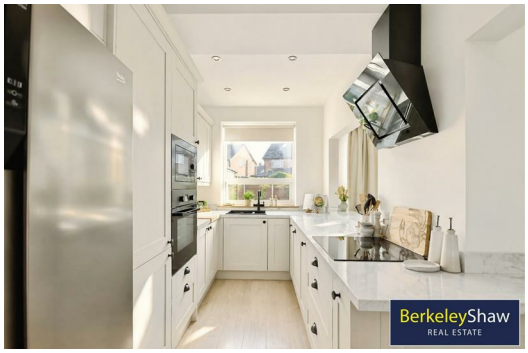
The property offers a bright main reception room with contemporary neutral décor, wood-effect flooring and a bay window, creating a comfortable central living space. An open-plan dining area overlooks the rear garden, with patio doors providing good natural light and a pleasant outlook. The ground floor benefits from a WC.

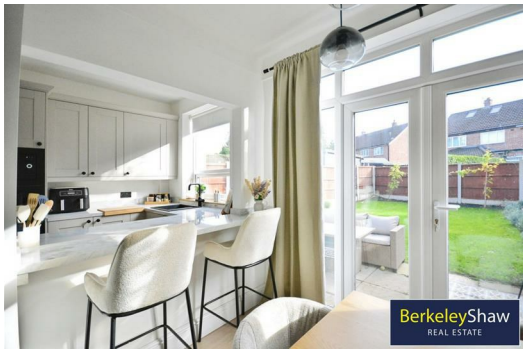
The modern kitchen is fitted with sleek units, worktops and an inset sink, with a window to the rear offering a clear view of the garden. There is one well-presented bathroom, finished in a clean, modern style with white sanitaryware and tiled walls, including a chrome heated towel rail. The three bedrooms are all neutrally decorated, with large windows and radiators, and the second bedroom benefits from fitted mirrored wardrobes.

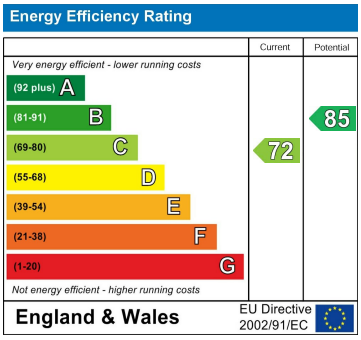
Outside, the house enjoys a block-paved frontage providing driveway parking and access to a garage. The enclosed rear garden is mainly laid to lawn with a fenced boundary and patio seating area, offering usable outdoor space for families.

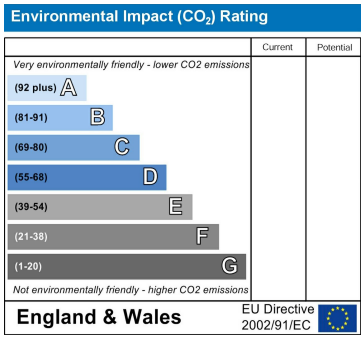
Maghull provides a good range of local amenities, including shops, cafés and supermarkets around Central Square and Westway. Nearby parks such as Maghull Town Hall Park and Balls Wood offer green space and play areas.

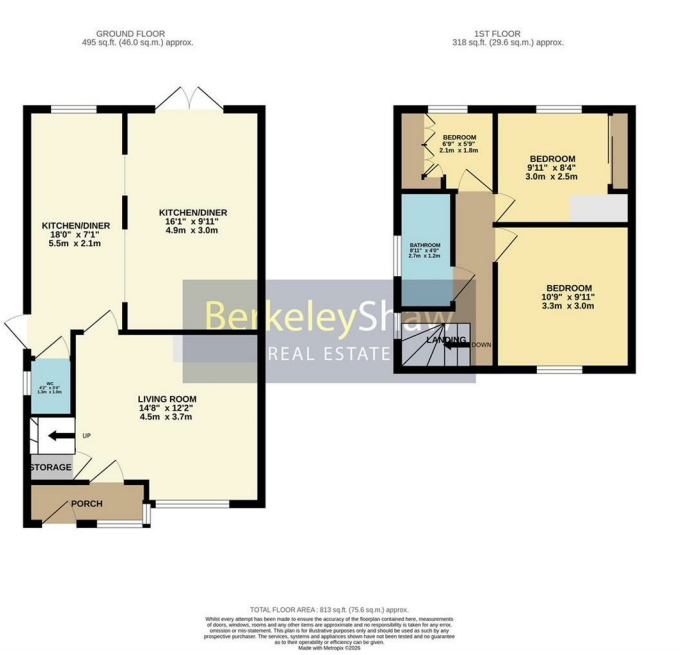


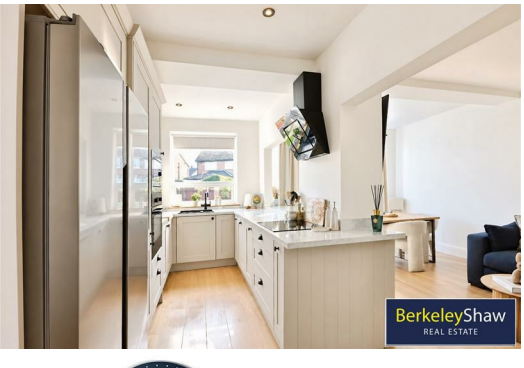



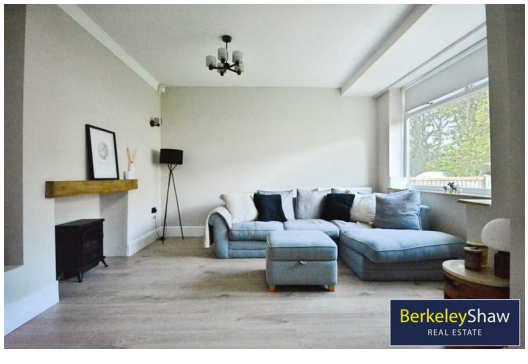



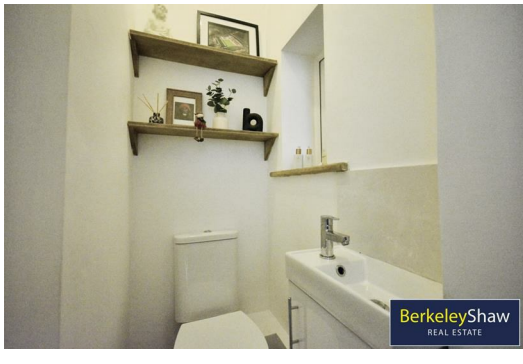

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
85
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.
1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.
KITCHEN/DINER
18'0" x 7'1"
5.5m x 2.1m
KITCHEN/DINER
16'1" x 9'11"
4.9m x 3.0m
LIVING ROOM
14'8" x 12'2"
4.5m x 3.7m
STORAGE
PORCH
UP
BEDROOM
9'9" x 5'9"
2.1m x 1.8m
BEDROOM
9'11" x 8'4"
3.0m x 2.5m
BATHROOM
8'11" x 4'9"
2.7m x 1.2m
BEDROOM
10'9" x 9'11"
3.3m x 3.0m
LANDING
DOWN
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TOTAL FLOOR AREA : 813 sq.ft. (75.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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