



9 Meadway, Sefton L31 8AX

Offers Over £240,000

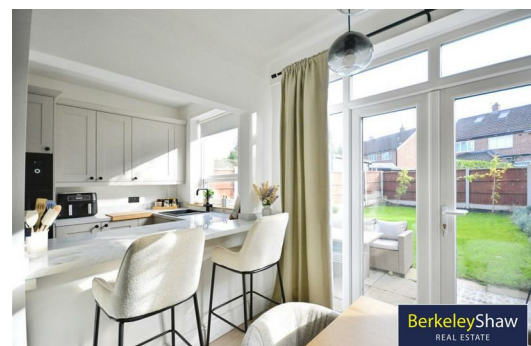
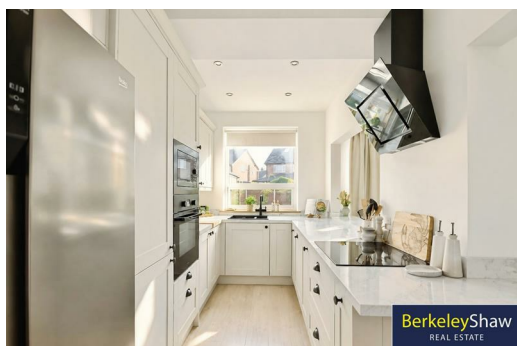
Berkeley Shaw present an immaculate three-bedroom semi-detached house in the popular residential area of Maghull.

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, wooden 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.

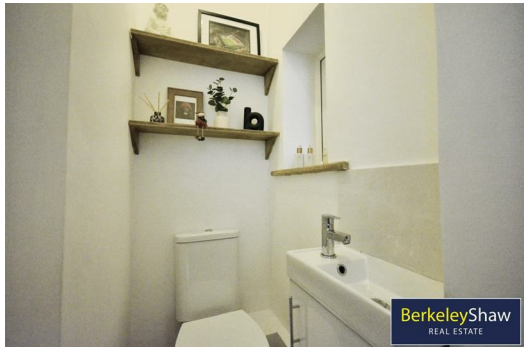
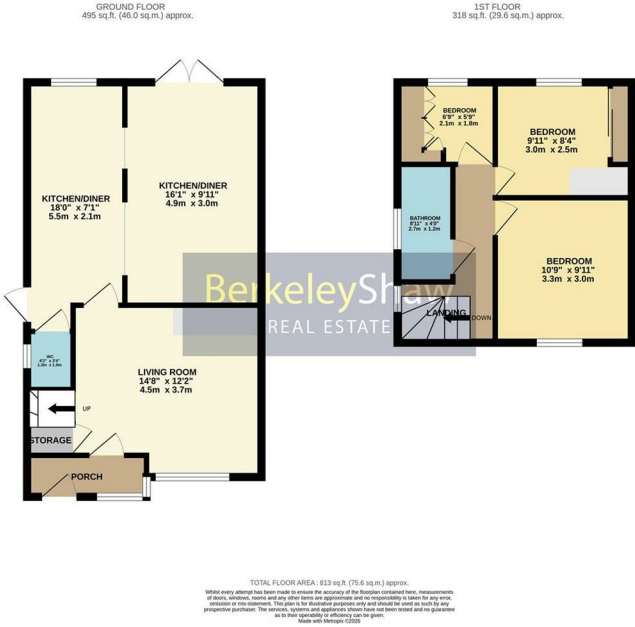
Outside, the house enjoys a block-paved frontage providing driveway parking and access to a garage. The enclosed rear garden is mainly laid to lawn with a fenced boundary and patio seating area, offering usable outdoor space for families.

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



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		



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