BerkeleyShaw
REAL ESTATE

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



26 Pickworth Way, Liverpool, L31 1JS

Offers Over £425,000

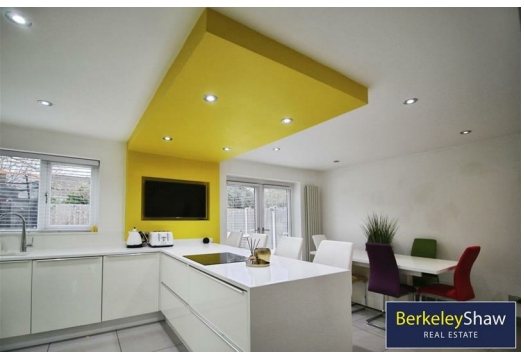
Berkeley Shaw present an immaculate four-bedroom detached house in a popular residential area of Melling, offering well-planned family accommodation and excellent access to local amenities.

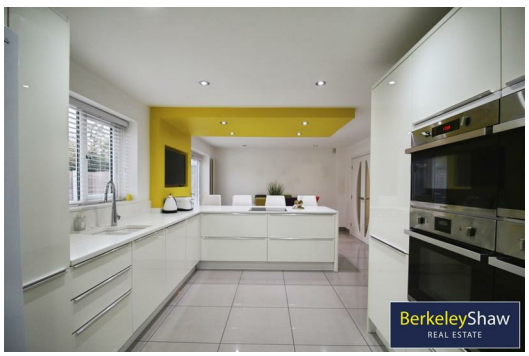
The ground floor centres on a bright main reception room with a large front window and contemporary décor, flowing through to a modern fitted kitchen. The kitchen features sleek white units, integrated appliances and generous worktop space, with room for casual dining and direct access onto the garden. A useful utility room sits off the kitchen, and there is a downstairs WC for added convenience.

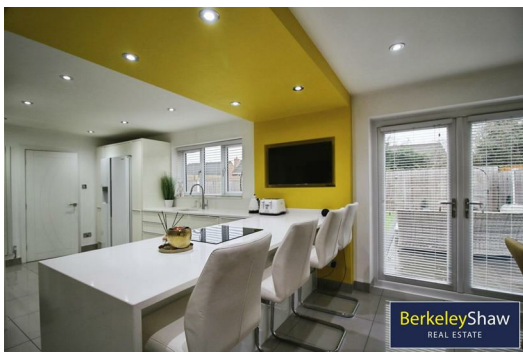
Upstairs, the property provides four well-proportioned bedrooms. The master bedroom benefits from its own ensuite shower room, while a separate family bathroom serves the remaining bedrooms. All bathrooms are finished to a high standard with modern sanitaryware and tiled surrounds.

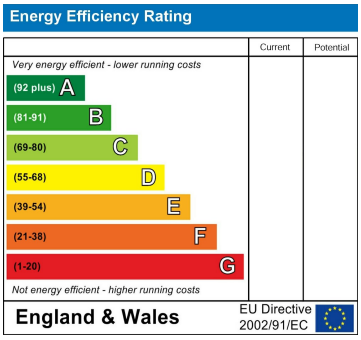
Outside, the rear garden offers a level lawn with paved patio seating areas, ideal for children's play and outdoor entertaining. To the front, there is a driveway leading to an attached garage, providing off-road parking and storage.

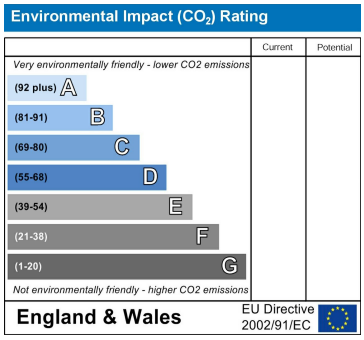
Pickworth Way is well positioned for local facilities in the L31 area, including nearby schools and everyday shopping on Maghull's Central Square and Liverpool Road North. Local green space is available at parks such as Old Hall Park and walks along the Leeds & Liverpool Canal. Public transport is convenient, with Maghull and Maghull North stations offering regular services into Liverpool Lime Street in around 20–25 minutes, as well as connections towards Ormskirk. Road links to the M57 and M58 are also within easy reach for commuting further afield.

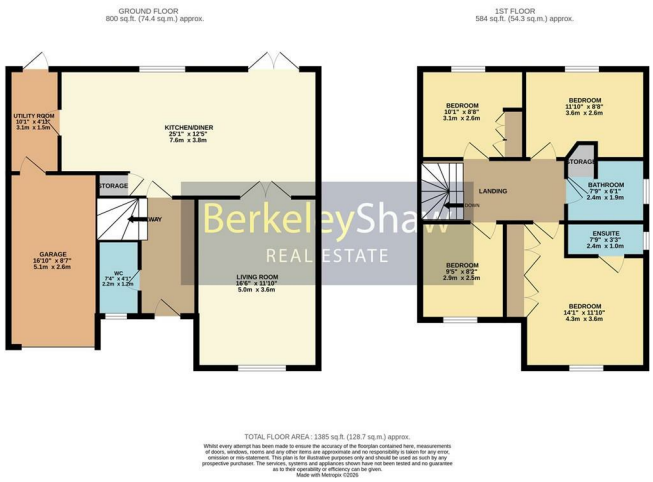


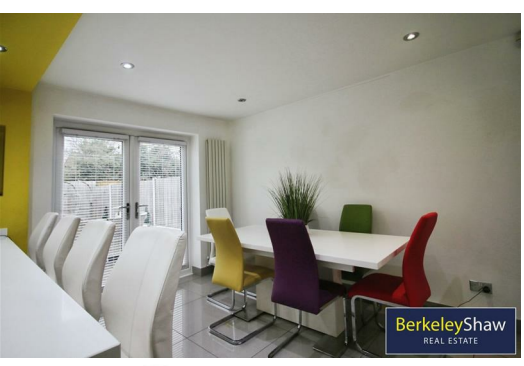


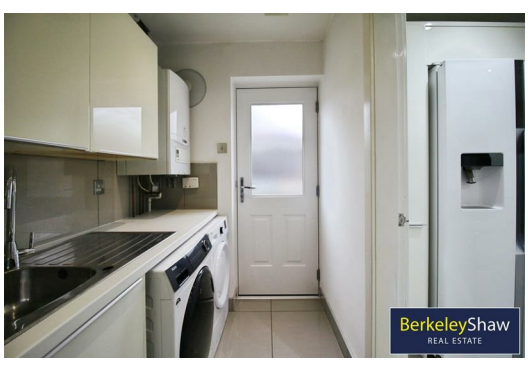


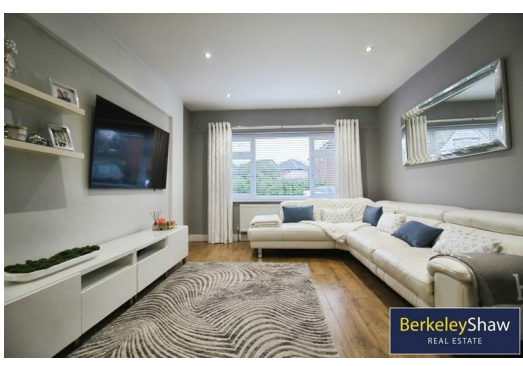

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower 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
800 sq.ft. (74.4 sq.m.) approx.
1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.
UTILITY ROOM
10'1" x 4'3"
3.1m x 1.3m
KITCHEN/DINER
25'1" x 12'5"
7.6m x 3.8m
STORAGE
HALLWAY
GARAGE
16'10" x 8'7"
5.1m x 2.6m
WC
7'4" x 4'1"
2.2m x 1.2m
LIVING ROOM
16'6" x 11'10"
5.0m x 3.6m
BEDROOM
10'1" x 8'8"
3.1m x 2.6m
BEDROOM
11'10" x 8'8"
3.6m x 2.6m
STORAGE
LANDING
BATHROOM
7'9" x 6'1"
2.4m x 1.9m
ENSUITE
7'9" x 3'3"
2.4m x 1.0m
BEDROOM
9'5" x 8'2"
2.9m x 2.5m
BEDROOM
14'1" x 11'10"
4.3m x 3.6m
BerkeleyShaw
REAL ESTATE
TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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.
Made with Metropix ©2026


BerkeleyShaw
REAL ESTATE


BerkeleyShaw
REAL ESTATE


BerkeleyShaw
REAL ESTATE