



2 Liddell Avenue, Sefton, L31 1BT

£250,000

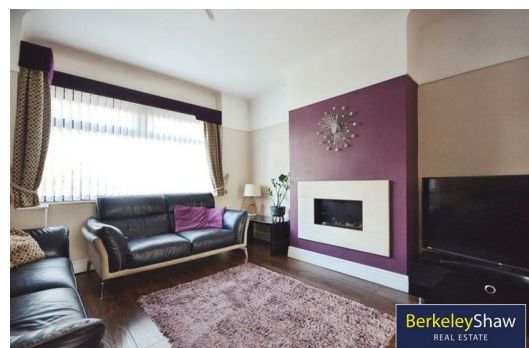
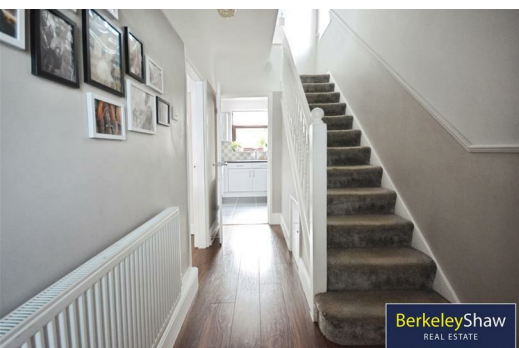
Berkeley Shaw present a well-presented three-bedroom semi-detached house in the popular village of Melling.

The property offers a through living room providing two defined reception areas, with a feature fireplace and direct access to the rear garden, making it ideal for everyday family use and entertaining. Décor is modern and neutral throughout, with wood-effect flooring in the main living spaces and good natural light from large windows and patio doors.

The fitted kitchen is arranged in a practical layout with ample wall and base units, worktop space and integrated cooking facilities. Upstairs are three bedrooms, each with space for freestanding furniture. The bathroom is finished in contemporary tiling with a white suite, vanity storage and shower over the bath.

Outside, the house enjoys a block-paved frontage providing off-road parking, leading to a carport and single garage. The rear garden offers a lawned area and patio, providing a pleasant, enclosed space for sitting out and family use.

Melling is well placed for local amenities, with Maghull Square a short drive away for supermarkets, shops and cafés. Nearby green spaces include Jubilee Wood and the Leeds–Liverpool Canal towpath, offering attractive walking routes. Families benefit from several primary and secondary schools in the wider Maghull and Aintree area.



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 

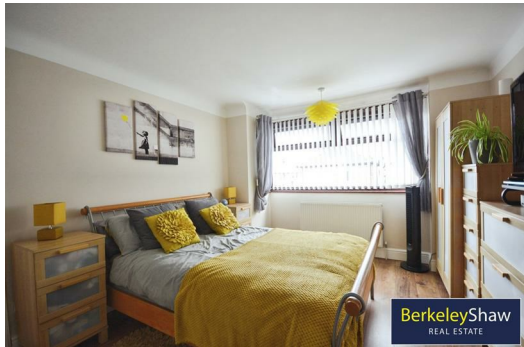
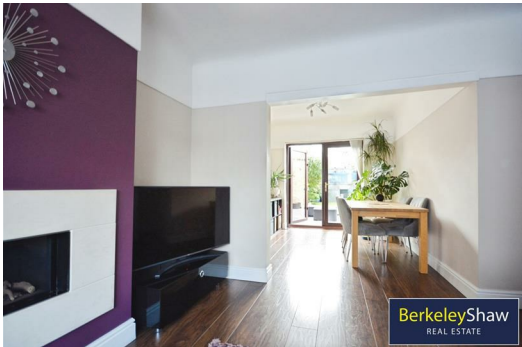
GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (108.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing comparative area, measurements of above, window, doors and floor areas, floor and wall areas are approximate and are not intended to be used for any purpose other than to provide a general indication of the size of the property. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency at the time of the survey.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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Company No. 05206927

