



BerkeleyShaw
REAL ESTATE

19 Melling Lane, Liverpool, L31 3DG

£425,000

A rare opportunity to acquire one of the highly sought after double fronted, period semi-detached homes on Melling Lane, in desirable Old Maghull. Constructed in 1919, this substantial four-bedroom property is offered for sale for the first time since 1958, having been a well maintained and much-loved family home for many years.

Features briefly include; newly constructed front porch, second door to hallway with stained glass windows, three reception rooms (two sitting rooms and dining room), kitchen, utility, ground floor shower room. Upstairs there is a large landing, four well-proportioned bedrooms and a family bathroom. The house has gas central heating and double-glazing.

Outside, the house is set back from the road with a large front garden and driveway parking for several cars. There is a detached garage, and a fantastic 200' mature rear garden.

The property is ideally located: Maghull train station is two minutes away with regular services to Liverpool (20 minutes), Ormskirk (14 minutes) and local bus routes; there is easy motorway access for longer journeys. Well-regarded schools are in easy walking distance - Summerhill Primary in 5 minutes, Maricourt and Deyes High in 15 / 20 minutes, with a range of other local amenities on hand.

There is huge scope for extension / development (subject to the necessary consents) providing a new owner with the opportunity to transform this traditional property into an ideal home for today's needs.

The sale is chain-free.



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- Porch
- Hall
- Lounge
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Shower Room
- First Floor Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom



TOTAL FLOOR AREA: 1340 sq. ft. (124.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the information contained here, measurement of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Map data © OpenStreetMap contributors, Imagery © Mapbox

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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