



**BerkeleyShaw**  
REAL ESTATE

## 15 Stuart Road, Liverpool, L31 1BR

**£250,000**

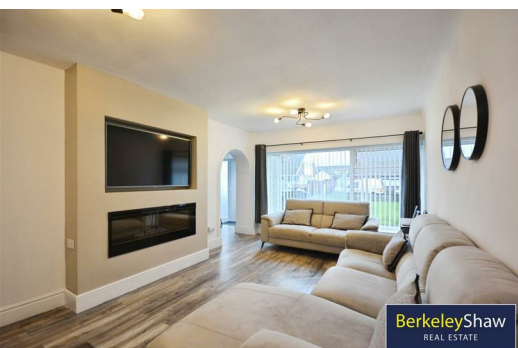
Berkeley Shaw Real Estate present this three-bedroom semi-detached house \*\*for sale\*\* in Melling, Liverpool, offering neutrally decorated accommodation arranged over two floors, with parking, a garden and EV charging.

The property provides two reception rooms, one of which is separate with large windows and a garden view, creating a bright main living area. The second reception room also benefits from large windows, offering flexible space for dining, working or additional seating. The kitchen enjoys good natural light and is complemented by a useful utility room. A downstairs WC adds further practicality on the ground floor.

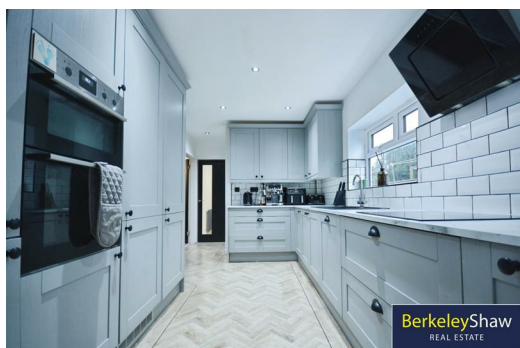
Upstairs, the master bedroom includes an en-suite, while a further double bedroom and a single bedroom complete the sleeping accommodation. The main bathroom features a rain shower and heated towel rail, and there is an additional en-suite, providing three bathrooms in total.

Externally, the property includes a garden and on-site parking, along with EV charging facilities.

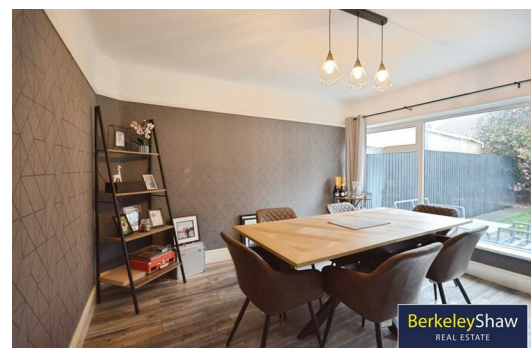
Melling is well placed for access to nearby Maghull and Aintree, which offer supermarkets, local shops, cafés and other amenities. The area is served by nearby schools, making it suitable for families and first-time buyers alike. Rail services from Maghull and Aintree stations provide routes into Liverpool city centre in around 20–25 minutes, with connections onwards across the region. Road links via the A59 and M57 give convenient access towards Liverpool, Ormskirk and the wider motorway network. Local green spaces and parks around Melling and Maghull offer opportunities for walking and recreation.



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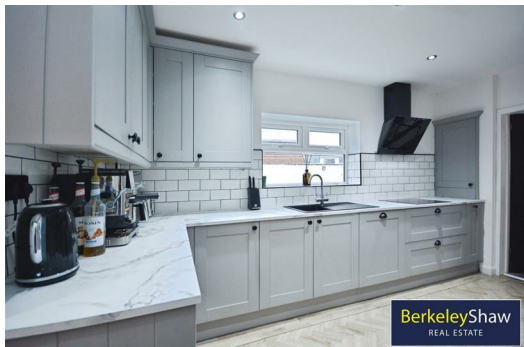



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| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) <b>A</b>  |  |         |           |
| (81-91) <b>B</b>  |  |         |           |
| (69-80) <b>C</b>  |  |         |           |
| (55-68) <b>D</b>  |  |         |           |
| (39-54) <b>E</b>  |  |         |           |
| (21-38) <b>F</b>  |  |         |           |
| (1-20) <b>G</b>   |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |

**England & Wales**

EU Directive  
2002/91/EC



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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