



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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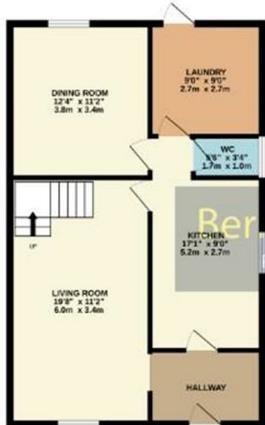
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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
647 sq ft (60.1 sq m.) approx.

1ST FLOOR
478 sq ft (44.4 sq m.) approx.



TOTAL FLOOR AREA: 1125 sq ft (104.5 sq m.) approx.
Actual energy rating has been used to denote the score out of the highest available here. Measurements of rooms are approximate and taken from the main wall to main wall. Internal doorways and recessed areas are not included in the room area. This plan is for illustrative purposes only and should be used as such by any potential purchasers. These plans are not to scale. Actual room areas do not guarantee any specific or efficient use of the space.



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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

