



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.

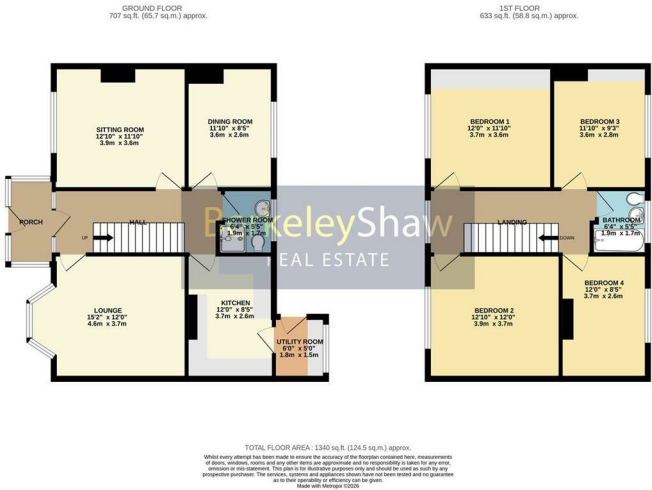
The property is ideally located: Maghull train station is two minutes away with regular services to Liverpool (20 minutes), Ormskirk (14 minutes) and local bus routes; there is easy motorway access for longer journeys. Well-regarded schools are in easy walking distance - Summerhill Primary in 5 minutes, 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.



- 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



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	



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

