



2 Liddell Avenue, Sefton, L31 1BT

£250,000

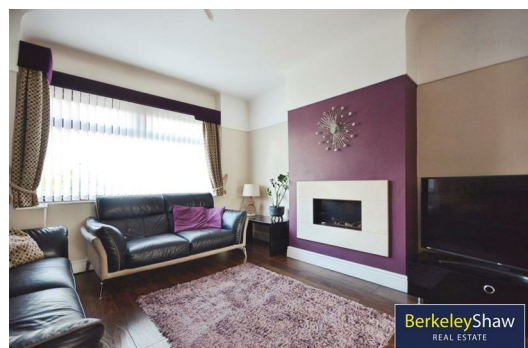
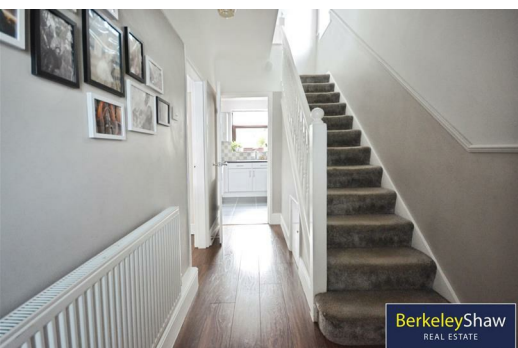
Berkeley Shaw present a well-presented three-bedroom semi-detached house in the popular village of Melling.

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.

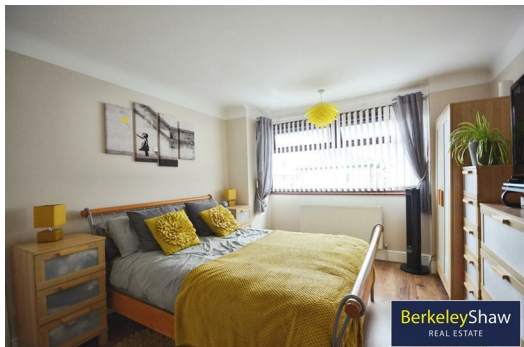
The fitted kitchen is arranged in a practical layout with ample wall and base units, worktop space and integrated cooking facilities. Upstairs are three bedrooms, each with space for freestanding furniture. The bathroom is finished in contemporary tiling with a white suite, vanity storage and shower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



Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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