



**BerkeleyShaw**

## 9 Hodder Avenue, Liverpool, L31 9PQ

**£240,000**

Berkeley Shaw Real Estate are delighted to bring to the market this immaculate, semi-detached house in the sought-after area of Hodder Avenue. Designed with families in mind, the home provides comfortable and practical living across three bedrooms, including a master, a double, and a single room.

The property features two reception rooms. The first benefits from natural light and an inviting fireplace, which flows through to the dining area to create an inviting space for relaxation and entertaining. The open-plan kitchen receives plenty of natural light and is complemented by a convenient breakfast area, ensuring a bright and sociable atmosphere. A well-appointed bathroom includes a heated towel rail for added comfort.

Externally, the property offers a private garden, ideal for outdoor activities, and a single garage providing secure parking or useful storage. The EPC rating is C, contributing to efficiency and manageable running costs, and the home falls within Council Tax Band C.

Situated in an area renowned for its local amenities, residents are within easy reach of supermarkets, cafes, and local schools, such as Deyes High School and St. Andrew's CE Primary, both within a short drive. The nearby Maghull train station offers direct routes to Liverpool Central in approximately 20 minutes, enhancing the area's connectivity for commuters. Local parks such as Kirkby Park provide green spaces nearby.

This property presents a blend of comfort, convenience, and access to essential local facilities, making it a suitable choice for families seeking a well-located home in Liverpool.



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Porch

Hallway

Lounge

14'4" x 11'8" (4.37 x 3.58)

Dining Room

10'6" x 8'11" (3.21 x 2.72)

Kitchen

10'6" x 9'1" (3.21 x 2.77)

Shower Room

Master Bedroom

13'8" x 11'8" (4.17 x 3.58)

Double Bedroom

11'8" x 11'2" (3.58 x 3.41)

Single Bedroom

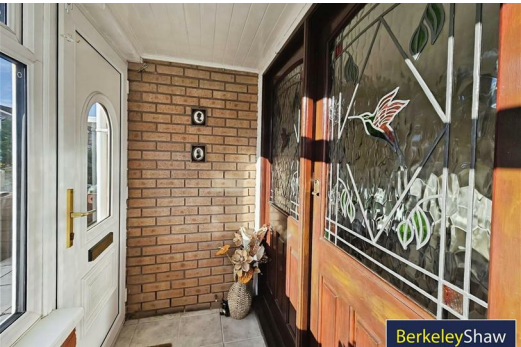
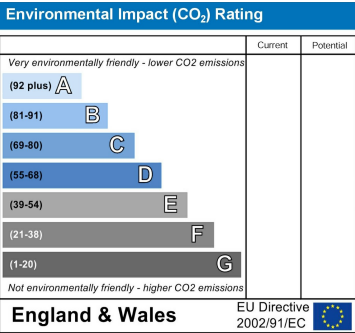
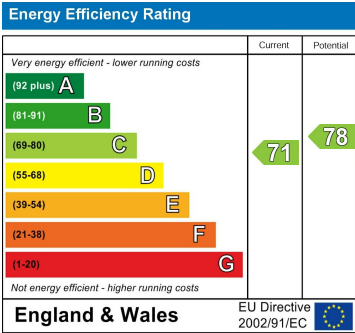
8'7" x 6'3" (2.63 x 1.91)

Single Garage

17'3" x 7'2" (5.28 x 2.19)



We warrant every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.   
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