



**BerkeleyShaw**  
REAL ESTATE

## 39 Wellfield Avenue, Liverpool, L32 9QY

### Offers Over £300,000

This immaculate four-bedroom semi-detached house is offered for sale in Kirkby, Liverpool, providing well-planned accommodation suited to families.

The ground floor features an open-plan layout with two reception areas, both benefiting from large windows and direct access to the garden, creating a bright and versatile living and dining space. The open-plan kitchen includes a breakfast area, good natural light and a useful utility room. A downstairs WC adds further practicality.

Upstairs, the property offers a master bedroom, two double bedrooms and a single bedroom, providing flexible sleeping or home office options. The main bathroom is fitted with a rain shower. New insulation and a full refurbishment enhance comfort and energy efficiency, complemented by an EPC rating of D. The property also benefits from a garden, ideal for outdoor play and relaxation.

The house is well placed for local schools in Kirkby, making it convenient for families. Nearby green spaces and parks, including those around the wider Kirkby area, offer opportunities for walking and leisure.

Kirkby station provides rail services into Liverpool Lime Street in around 20–25 minutes, giving straightforward access to the city centre and wider regional connections. Local bus routes further link the area with surrounding neighbourhoods and amenities.

Council tax is currently band A, adding to the property's appeal for cost-conscious buyers seeking a refurbished family home in this part of Liverpool.



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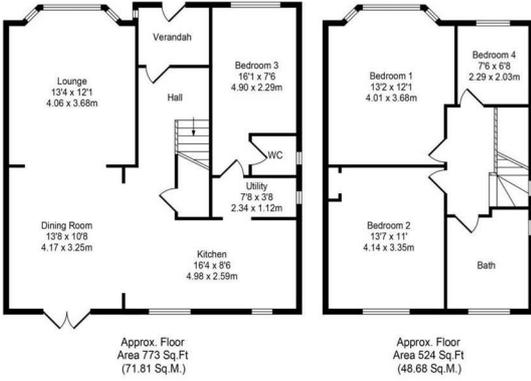
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Total Approx. Floor Area 1297 Sq.ft. (120.49 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans measurements are approximate, not to scale and for illustrative purposes only



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