



2 Watton Beck Close, Liverpool, Merseyside L31 9DH

£1,200 PCM

This three-bedroom semi-detached house is available **to let** in a sought-after residential area of Maghull. The property is presented in good condition and offers practical accommodation suited to families.

Internally, there is a separate reception room providing a defined living area, complemented by an open-plan kitchen designed to maximise natural light. Sleeping accommodation comprises a master bedroom, one additional double bedroom and a single bedroom, offering flexibility for family use or a home office. There is one bathroom. Externally, the property benefits from a garden, providing valuable outdoor space.

The location offers convenient access to nearby schools, making the area attractive for families seeking education options within easy reach. Local amenities, including everyday shopping and services, are available in nearby Maghull, which also provides a range of cafés, supermarkets and community facilities.

Public transport links are a key feature of this location. Maghull and Maghull North railway stations are both accessible by a short drive or bus journey, offering regular services into Liverpool city centre, typically in around 20–25 minutes, and onward connections across the Merseyrail network. Road links are strong, with straightforward access to the A59 and M58, providing routes towards Liverpool, Ormskirk and the wider North West.

Overall, this three-bedroom semi-detached house to let combines practical living space, a garden and convenient access to transport, schools and local amenities. Council Tax Band: C.



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 		



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