



**BerkeleyShaw**  
REAL ESTATE

## 3 Rydal Close, Liverpool, L10 8JX

£350,000

Berkeley Shaw Real Estate present this immaculate four-bedroom semi-detached house is for sale in Aintree, offering well-planned accommodation ideal for families seeking access to good schools, local amenities and transport links.

The property features an open-plan kitchen with excellent natural light and a defined breakfast area, creating a practical space for everyday dining. There are two reception rooms: the first includes a fireplace, providing a comfortable main living area, while the second reception room benefits from large windows, a pleasant garden view and direct access to the garden, enhancing the connection between indoor and outdoor space.

The master bedroom includes built-in wardrobes, and there are three further double bedrooms, providing flexibility for family living, guests or home working. The main bathroom is fitted with a rain shower and heated towel rail. A second shower room serves the remaining bedrooms. Externally, the property includes a garden and a single garage, offering useful storage and parking options.

Aintree is well regarded for its local amenities, including nearby shops, supermarkets and cafés, with further facilities available in central Liverpool. Families benefit from access to nearby schools in the locality.

Public transport links are a key feature of the area. Aintree and Old Roan railway stations provide regular services into Liverpool Lime Street, with journey times typically around 15–20 minutes, and onward connections across the North West. Local bus routes further improve connectivity to surrounding districts, making this property a practical base for commuting and family life.



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

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



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms and other parts are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown here are not being sold and no guarantee is given as to their operability or efficiency for any given.  
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