



## 9 Meadow Lane, Liverpool, L31 6AJ

**Asking Price £270,000**

Welcome to this charming semi-detached dormer bungalow located on Meadow Lane in the desirable area of Maghull, Liverpool. This delightful property boasts an impressive layout, featuring four spacious DOUBLE bedrooms, one to the ground floor making it an ideal home for families, those looking for future flexibility for multi generations living together and downsizers.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The DOUBLE ground floor bedroom with fitted wardrobes and a patio door to the rear garden offer convenience and flexibility, perfect for guests or as a home office. The property also includes a downstairs WC and utility room, ensuring comfort for all residents.

Upstairs there are 3 impressively spacious DOUBLE bedrooms and a shower room plus lots of storage and large landing area.

Outside to the front is a paved driveway which leads down to a detached garage and gated private rear garden. The generous layout of this home allows for a harmonious flow between the living areas, creating a warm and welcoming atmosphere. The surrounding area is known for its community spirit and excellent local amenities, including shops, schools, and parks, making it a fantastic place to live.

This semi-detached bungalow is not only practical but also offers the potential for personalisation, allowing you to create your dream home. With its combination of space, comfort, and a prime location, this property is a must-see for anyone looking to settle in Maghull. Don't miss the opportunity to make this lovely house your new home.



## Hall

### Lounge

17'1" x 11'10" (5.20 x 3.60)

A spacious room to relax with wood effect laminate flooring, window to front aspect and open to dining area.

### Downstairs WC/Utility

5' x 8'5" (1.53 x 2.56)

WC, plumbing for washing machine and fitted kitchen units for storage. Sink and drainer. Frosted window to side aspect. Spotlights. Windows to side and front aspects.

### Dining Room

11'6" x 7'10" (3.50 x 2.40)

Open through from lounge area, flooded with light from sliding patio doors.

### Kitchen/Breakfast Room

13'3" x 8'6" (4.04 x 2.59)

A range of base and high-level fitted units, eye level oven and microwave, hob with over extractor. Tiled floors and splashbacks.

### Bedroom 1 - Ground Floor

11'12" x 11'1" (3.65 x 3.37)

DOUBLE fitted wardrobes and Patio doors to rear.

### Bedroom 2

14'7" x 8'4" (4.45 x 2.55)

DOUBLE

### Bedroom 3

13'6" x 12'3" (4.12 x 3.73)

DOUBLE

### Bedroom 4

13'8" x 7'9" (4.17 x 2.36)

DOUBLE

### Bathroom

14'2" x 6'2" (4.33 x 1.87)

Free standing shower cubicle, WC, built in vanity unit, tiled flooring and chrome heated towel rail. Window to side aspect.

### WC & Utility

8'5" x 5'0" (2.6m x 1.5m)

The utility room is a practical space with a washing machine and tumble dryer, along with a modern toilet. It benefits from a window for natural light and has a tiled vinyl floor that matches the kitchen.

### Bedroom 1

12'0" x 11'1" (3.6m x 3.4m)

Bedroom 1 is a generous double room featuring carpeted flooring and neutral walls. It has a window facing the front of the house, allowing daylight to brighten the space. There is ample room for bedroom furniture and it offers a calm and restful atmosphere.

### Landing

The landing on the first floor offers a light and neutral space giving access to the bedrooms and bathroom. It is carpeted with a wooden balustrade and a small window for natural light.

### Rear Garden

The rear garden is fully enclosed and features a lawn bordered with mature shrubs and trees, with a paved patio area ideal for outdoor seating and dining. It offers a pleasant and private outdoor space for relaxing or entertaining.

### Front Exterior

The front exterior displays a paved driveway that provides off-road parking, bordered by a small lawn. The house front is partly brick and partly covered with red tiles, featuring a porch entrance and large windows that provide natural light to the interior.

### Garage

A detached garage is positioned at the side of the garden with a paved driveway leading up to it. It has a white up-and-over door and offers secure parking or useful storage space.

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 <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		

GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplans are for illustrative purposes only and are not to scale. They are intended for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Berkeley Shaw Estate Agents Ltd. 0151 226 0000. Made with Metropix 2022.

