



**BerkeleyShaw**

## 6 Gadwall Close, Maghull, L31 1GQ

### Asking Price £250,000

**\*\*Beautifully Presented Nearly-New Build – 3 Bedroom Semi-detached (Built 2023)\*\***

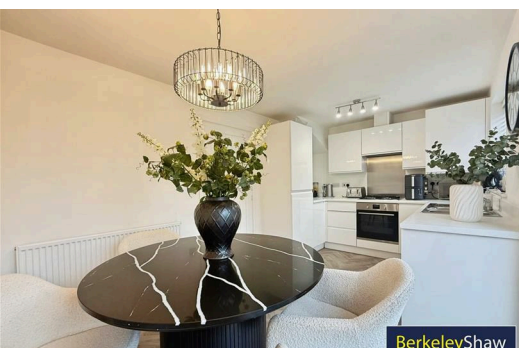
This stunning, show home-standard three-bedroom semi-detached property offers the perfect blend of modern style, quality finishes and exceptional convenience. Built in 2023 and further enhanced by the current owners, it now includes premium floor coverings throughout, a range of upgrades like built in wardrobes, and a fully lawned rear garden.

Step inside to a WOW-FACTOR open-plan kitchen, living and dining room, designed for contemporary living with an abundance of natural light and immaculate presentation. The sleek, modern kitchen provides an impressive central hub, ideal for cooking, entertaining or relaxing with family.

Upstairs, the beautifully appointed main bedroom features built-in wardrobes and a stylish EN-SUITE, creating a private and luxurious retreat. A further double bedroom and a well-proportioned single bedroom offer excellent flexibility for children, guests, or home-working.

Externally, the property enjoys driveway parking and a sunny rear garden with patio area, perfect for outdoor dining and relaxation through the warmer months.

Ideally located for commuters, this home sits within close proximity to Maghull train station, providing excellent transport links. Presented to an exceptional standard and ready to move straight into, this property is a must-see for buyers wanting to move quickly into a ready made home.



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# Hall

## Downstairs WC

## Lounge

435 x 369 (132.59m x 112.47m)

## Kitchen/Diner

15'4" x 8'9" (4.68 x 2.69)

## Bedroom 1 (en-suite)

12'1" x 9'9" (3.69 x 2.99)

## Ensuite

## Bedroom 2

9'2" x 7'7" (2.81 x 2.32)

## Bedroom 3

7'7" x 5'10" (2.32 x 1.78)

## Family Bathroom

GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

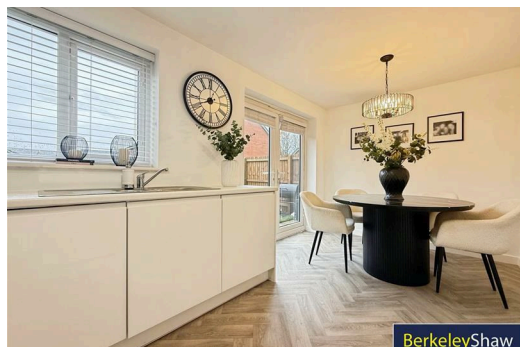
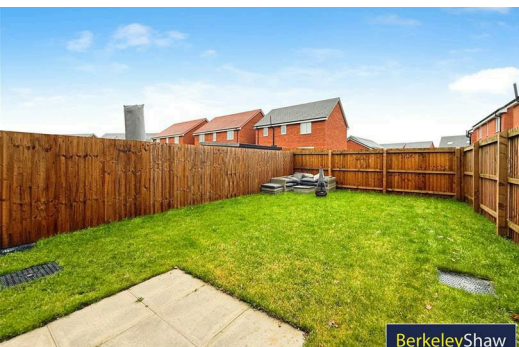
1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of floor, window, doors 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 a guide only. Prospective purchasers should verify all measurements and specifications with the seller. The seller, its agents and Berkeley Shaw Real Estate Limited do not warrant or guarantee the accuracy of the information provided. All rights reserved. ©2024 Berkeley Shaw Real Estate Limited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C		83	
(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	



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