



## 8 Thirlmere Close, Liverpool, L31 9BD

### Offers Over £250,000

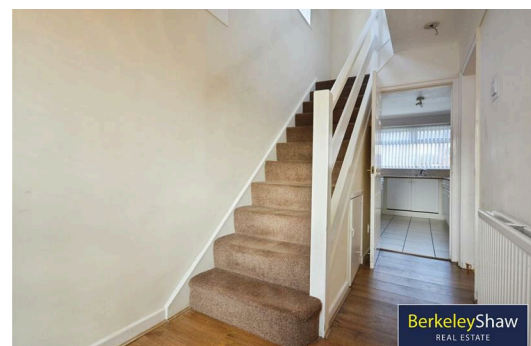
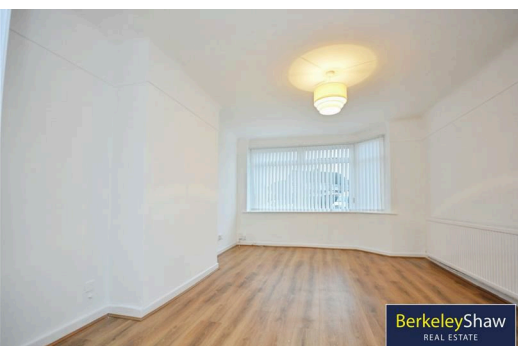
Berkeley Shaw Real Estate present this three-bedroom semi-detached property located in a sought-after area of Maghull, ideally suited to first time buyers. The property offers development potential, providing an excellent opportunity for customisation.

The residence features an open-plan reception room, with one area overlooking the garden and the other benefiting from large windows that create bright, versatile spaces for dining and relaxing. The kitchen receives ample natural light, offering a pleasant environment for everyday cooking and dining.

Accommodation includes a master bedroom complete with built-in wardrobes, a double bedroom, and a single bedroom.

A private garden offers space for outdoor activities or gardening, while a single garage provides secure parking or convenient storage. The property is within Council Tax Band C.

Situated on Thirlmere Close, the property enjoys proximity to a range of local amenities, including shops and cafés, making daily errands and leisure activities easily accessible. There are nearby schools to accommodate families with children. The popular town of Maghull is just a short drive away, offering access to further retail, dining, and leisure facilities.

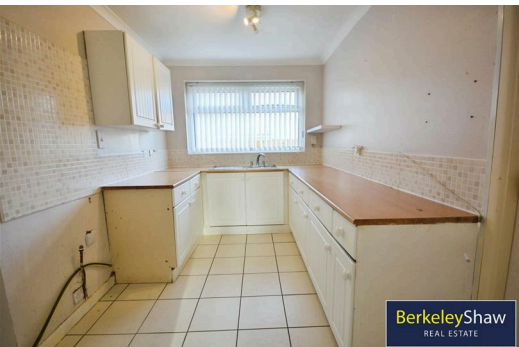


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

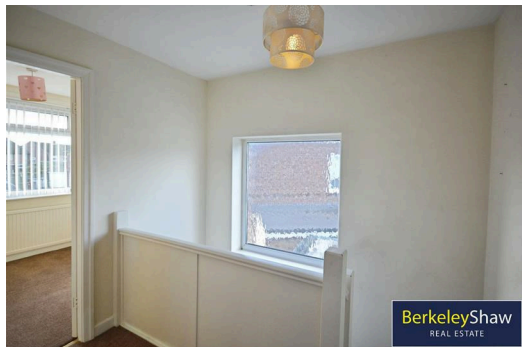
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans with Metreps 01234



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