



**BerkeleyShaw**  
REAL ESTATE

## 18 Withens Road, Liverpool, Merseyside L31 0BX

### Offers Over £300,000

Berkeley Shaw Real Estate present this neutrally decorated four-bedroom semi-detached house in a sought-after residential area of Liverpool, offering a practical layout well suited to families.

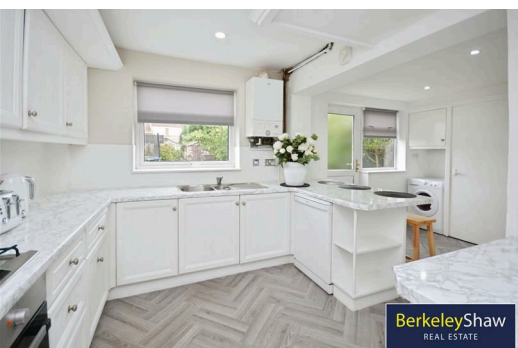
The ground floor features two reception rooms, including an open-plan living space that provides flexible areas for seating and day-to-day family use. A second reception room, set as a conservatory with access to the garden, offers an additional area for relaxing or entertaining. The kitchen benefits from good natural light and provides dining space, making it suitable for family meals.

Upstairs, the property offers a master bedroom, two further double bedrooms and a single bedroom, providing a range of sleeping arrangements or potential for a home office. The bathroom includes a separate shower. The home has an EPC rating of D and falls within Council Tax Band C.

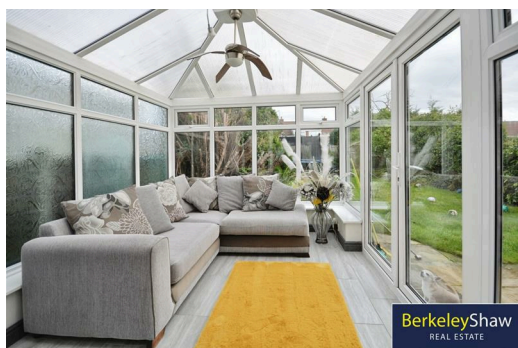
Externally, the property includes a garden, off-street parking and a single garage.

Located in the L31 area of Liverpool, the property is well placed for local amenities in Maghull and the surrounding district, including supermarkets, independent shops and cafés. Nearby schools serve the local community, making the area attractive to families. Local green spaces and parks around Maghull and Lydiate provide opportunities for walking and outdoor activities.

Public transport links are accessible, with Maghull and Maghull North railway stations within a short drive, offering services into Liverpool city centre in around 20–25 minutes and towards Ormskirk. Road connections via the A59 and M57/M58 provide convenient access to wider Merseyside and beyond.




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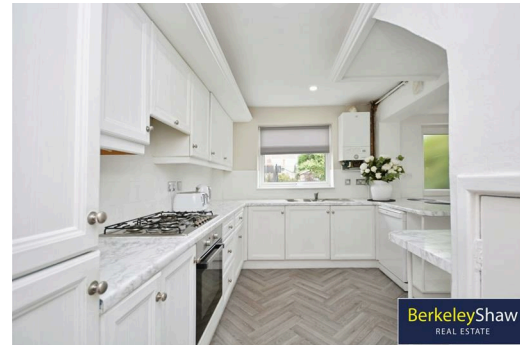
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



TOTAL FLOOR AREA: 1473 sq ft (136.8 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The architect accepts all legal duties from time to time under the terms of his appointment. He is not responsible for any errors or omissions in this statement. He is not responsible for any errors or omissions in this statement. He is not responsible for any errors or omissions in this statement.



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