

**BerkeleyShaw**  
REAL ESTATE

## 13 Moss Lane, Liverpool, L31 9AE

Offers Over £240,000

Berkeley Shaw Real Estate present this immaculate two-bedroom semi-detached bungalow in the popular residential area of Maghull. The property offers two reception rooms, both arranged in an open-plan style, creating flexible living and dining areas. One of these reception spaces benefits from direct access to the garden, providing a pleasant outlook and connection to the outdoor space. The kitchen enjoys good natural light, and there is a practical shower room serving the bungalow.

Accommodation includes a master bedroom and a further double bedroom, offering well-proportioned sleeping spaces. Externally, the property features a garden and the added convenience of parking. The home has an EPC rating of D and falls within Council Tax Band C.

Maghull is well served by local amenities including supermarkets, independent shops and cafés, primarily centred around Westway and the surrounding high street area. Nearby green spaces such as Maghull Square's landscaped areas and local parks provide opportunities for leisure and relaxation. The area is also known for a range of nearby schools, making it a practical location for a variety of buyers.

Public transport links are strong, with Maghull station offering regular rail services into Liverpool city centre, typically taking around 20–25 minutes, and onward connections across the region. Bus routes through Maghull further enhance connectivity to surrounding districts and key local destinations. The combination of transport links, local amenities and nearby schools underpins the appeal of this well-presented two-bedroom semi-detached bungalow for sale in Maghull.



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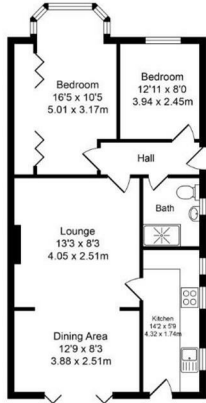
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

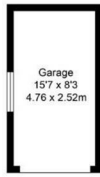
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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

Moss Lane, Liverpool  
Total Approx. Floor Area 817 Sq.ft. (75.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.



Ground Floor  
Approx. Floor Area 687 Sq.Ft (63.8 Sq.M.)



Garage  
Approx. Floor Area 130 Sq.Ft (12.1 Sq.M.)



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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

