BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

68 Sefton Drive, Liverpool, L31 8AQ

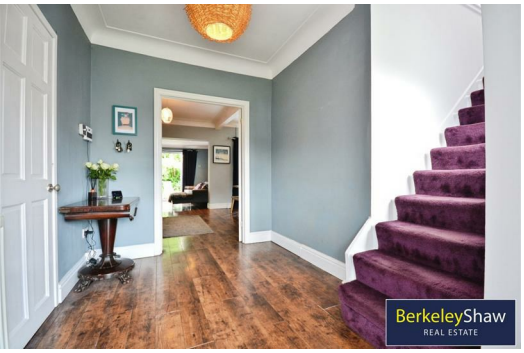
Offers Over £290,000

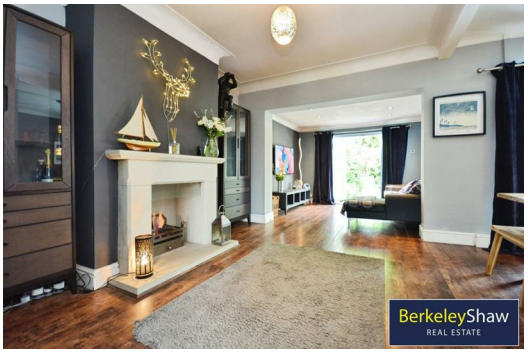
Berkeley Shaw Real Estate present this three-bedroom semi-detached house is offered for sale in Maghull and is presented in immaculate condition throughout.

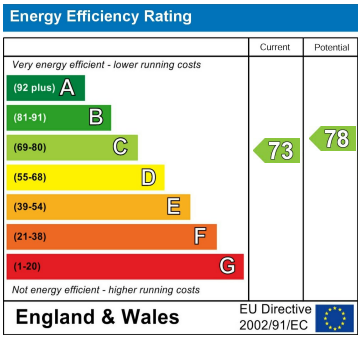
Internally, the property offers a generous and versatile living arrangement centred around an impressive open-plan principal living space, incorporating the living room, dining room and sitting room. A fireplace creates an attractive focal point, enhancing the warmth and character of the space. To the front of the property, a substantial enclosed porch opens into a large hallway that provides a welcoming entrance together with useful additional space for coats, shoes and day-to-day practicality. In addition, the property benefits from a bright garden room to the rear, enjoying views over the garden together with direct access outside, providing an ideal setting for relaxing, entertaining or year-round enjoyment. The kitchen opens directly onto the dining area, creating a practical and sociable layout well suited to everyday family living and entertaining.

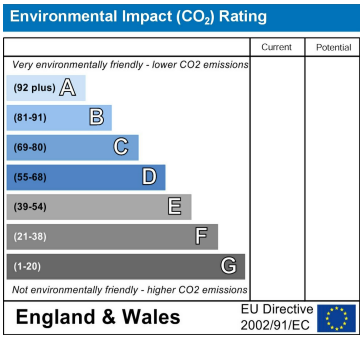
There are three bedrooms comprising a master bedroom with built-in wardrobes, a further double bedroom, and a third smaller bedroom currently utilised as a home office, offering flexibility for modern living and remote working. The modern family shower room is fitted with a contemporary rain shower. The property has an EPC rating of C and falls within Council Tax band C. Externally, there is a garden and a driveway providing off-road parking.

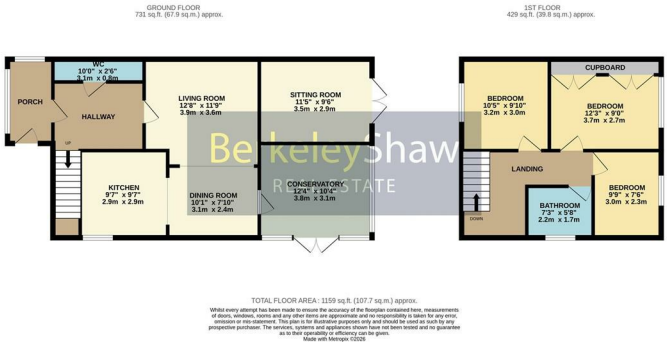
The house is well located for public transport links, with Maghull and Maghull North stations both accessible, offering services towards Liverpool City Centre in around 20–25 minutes and connections to Ormskirk.






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
73
78
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.
1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.
PORCH
W.C.
10'0" x 2'6"
3.1m x 0.8m
HALLWAY
LIVING ROOM
12'8" x 11'9"
3.9m x 3.6m
SITTING ROOM
11'5" x 9'6"
3.5m x 2.9m
KITCHEN
9'7" x 9'7"
2.9m x 2.9m
DINING ROOM
10'1" x 7'10"
3.1m x 2.4m
CONSERVATORY
12'4" x 10'4"
3.8m x 3.1m
BEDROOM
10'5" x 9'10"
3.2m x 3.0m
CUPBOARD
BEDROOM
12'3" x 9'9"
3.7m x 2.7m
LANDING
BATHROOM
7'3" x 5'8"
2.2m x 1.7m
BEDROOM
9'9" x 7'6"
3.0m x 2.3m
TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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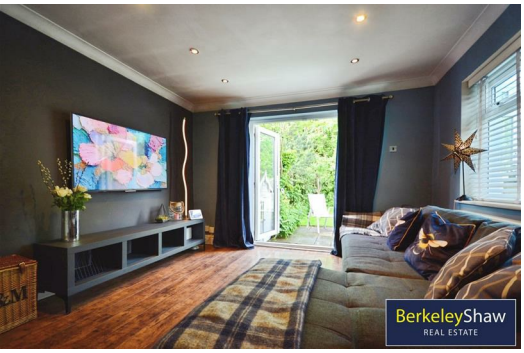
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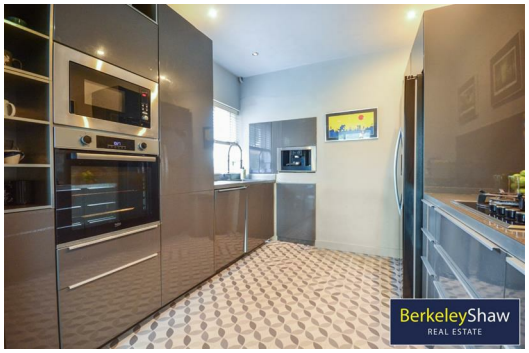
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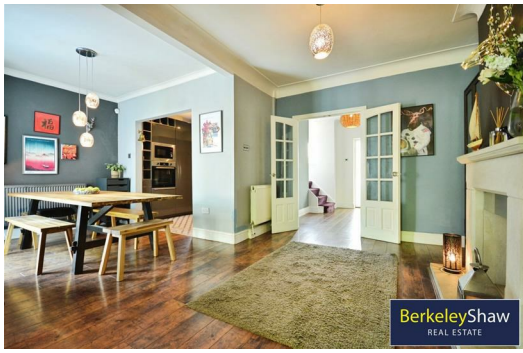
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