



68 Sefton Drive, Liverpool, L31 8AQ

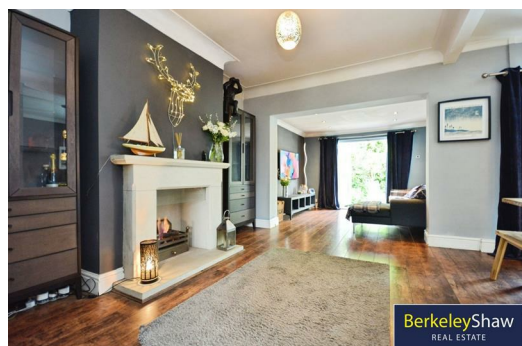
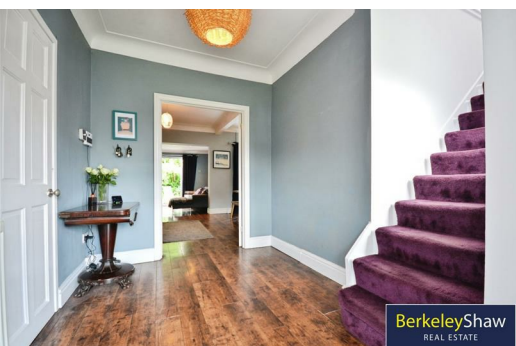
Offers Over £290,000

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.

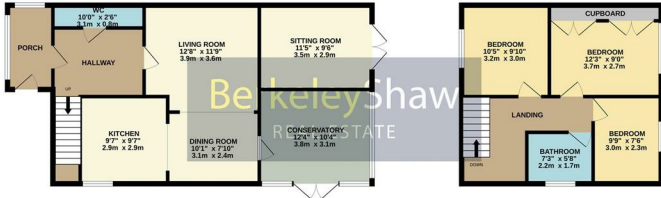


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

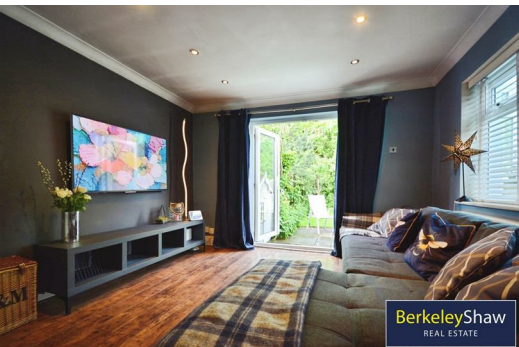
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
773 sq.ft. (71.9 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



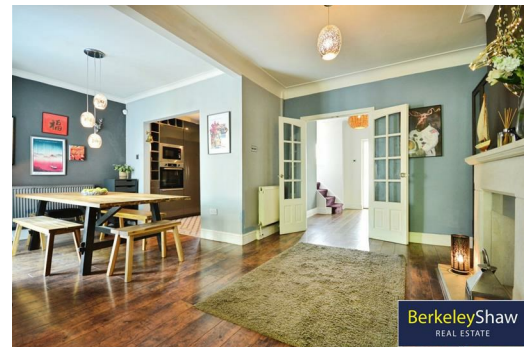
TOTAL FLOOR AREA: 1159 sq.ft. (107.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, window, opening, door and area are approximate and no responsibility is taken for any errors, omissions or misstatements. You must be satisfied prior to any purchase. The services, systems and appliances shown here are not guaranteed and no guarantee is given for their operation or efficiency for the future.
Made with Metrcan CO225



BerkeleyShaw
REAL ESTATE



BerkeleyShaw
REAL ESTATE



BerkeleyShaw
REAL ESTATE



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

