



BerkeleyShaw
REAL ESTATE

15 Tensing Road, Liverpool, L31 6BJ

£325,000

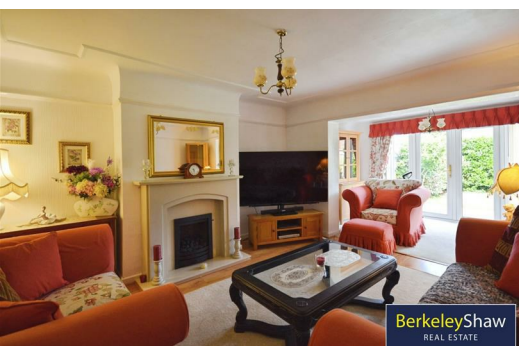
This five-bedroom semi-detached bungalow is ****for sale**** in a sought-after residential area of Liverpool, offering flexible accommodation ideal for families. Neutrally decorated throughout, the property includes an open-plan reception room with a fireplace, garden views and direct access to the garden, creating a sociable living and dining space.

The open-plan kitchen will feature a new Wren kitchen design, benefitting from natural light and further access to the garden. This kitchen will be installed on 6th July. Sleeping accommodation includes a ground floor master bedroom, a further ground floor double bedroom, a single bedroom with en-suite, and two additional double bedrooms, providing versatility for family life, guests or home working. The main bathroom on the ground floor offers both a shower and bath, while the en-suite adds extra convenience.

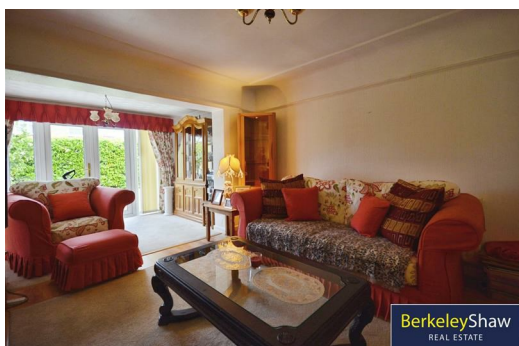
Externally, the property includes a garden and parking, enhancing practicality and outdoor enjoyment. The EPC rating is C and the council tax band is C.

Located in the L31, the bungalow is well placed for local amenities including shops, cafés and everyday services in nearby Maghull. Families benefit from access to a range of local schools within a short drive.

Public transport links are available via nearby Maghull and Maghull North railway stations, offering services towards Liverpool Central in around 20–25 minutes and connections to Ormskirk and beyond. Road links are also convenient, with access to the A59 and M57 providing routes into Liverpool city centre and across the wider Merseyside region.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			70
(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			70
(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
933 sq.ft. (86.7 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



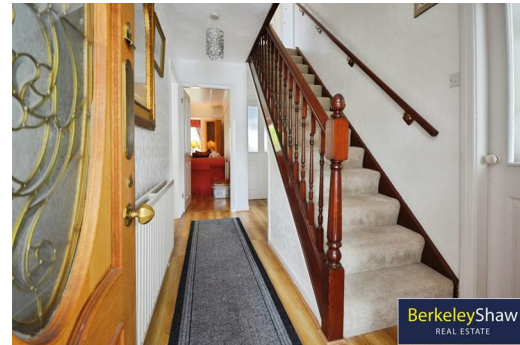
TOTAL FLOOR AREA: 1334 sq. ft. (124.0 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services provided by the agent are not intended to constitute any guarantee as to their quality or efficiency can be given.
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