



BerkeleyShaw
REAL ESTATE

1 Trent Avenue, Liverpool, L31 9DE

£210,000

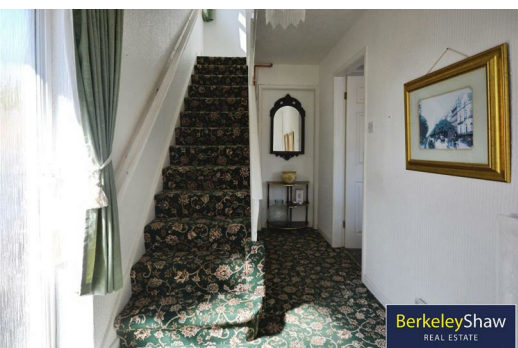
This three-bedroom semi-detached house is for sale in Maghull, Liverpool, and offers excellent potential for buyers seeking a home that needs modernising in a popular residential area.

The ground floor features two open-plan reception rooms, both benefiting from large windows that provide good natural light. An open-plan kitchen enjoys further natural light and direct access to the garden, creating a practical space with clear scope for improvement. Upstairs, there is a master bedroom, a further double bedroom and a single bedroom, served by a family bathroom. Externally, the property includes a garden and the advantage of parking. The home falls within Council Tax Band C.

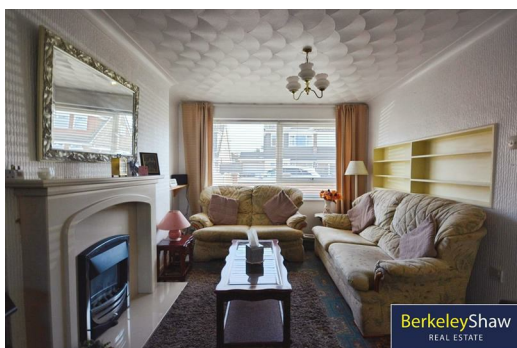
Maghull is well regarded for its local amenities, including nearby supermarkets, independent shops and cafés centred around Maghull Square and Central Square. The area offers a choice of nearby schools, making it suitable for those looking to settle in a family-oriented location.

Public transport links are convenient, with Maghull and Maghull North railway stations both accessible from the property, providing services into Liverpool Lime Street and Moorfields in around 20–25 minutes, as well as connections towards Ormskirk. Local bus routes operate through Maghull, linking to surrounding suburbs and Liverpool city centre.

Green spaces such as Maghull's local parks and the Leeds & Liverpool Canal towpaths offer walking and cycling opportunities close by. With its combination of location, garden, parking and three-bedroom layout, this property presents an appealing opportunity for first-time buyers looking to update and personalise a home.



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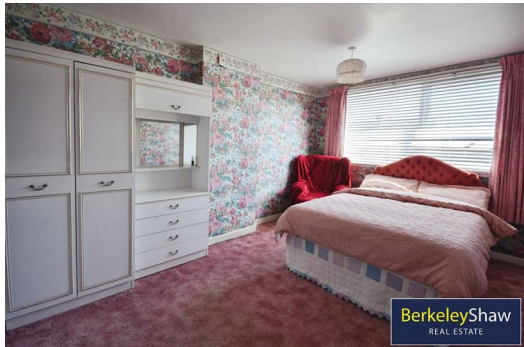
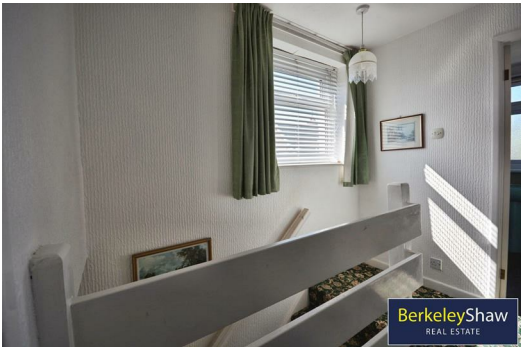
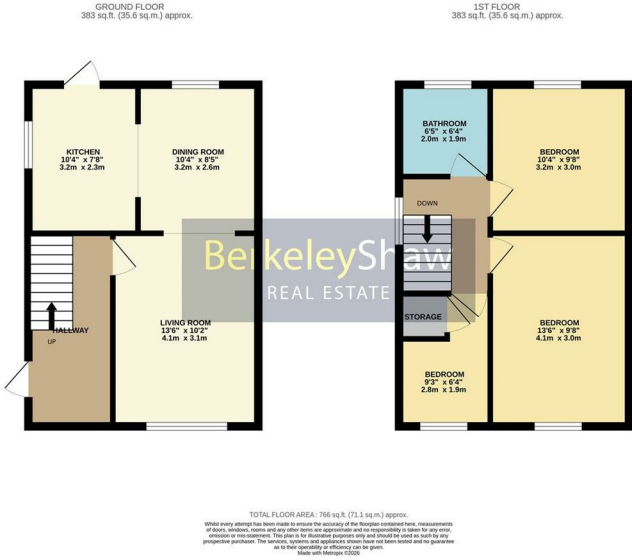
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive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



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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Company No. 05206927

