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REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
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1 Trent Avenue, Liverpool, L31 9DE

Offers Over £200,000

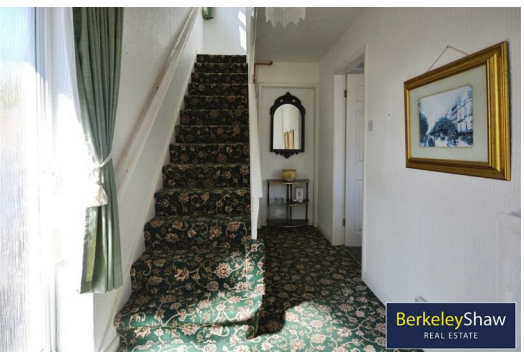
This three-bedroom semi-detached house is for sale in Maghull, Liverpool, and offers excellent potential for buyers seeking a home that needs modernising in a popular residential area.

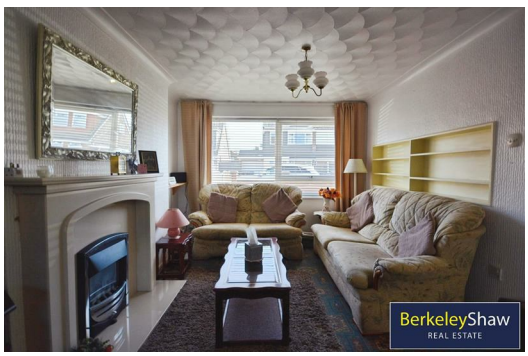
The ground floor features two open-plan reception rooms, both benefiting from large windows that provide good natural light. An open-plan kitchen enjoys further natural light and direct access to the garden, creating a practical space with clear scope for improvement. Upstairs, there is a master bedroom, 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.

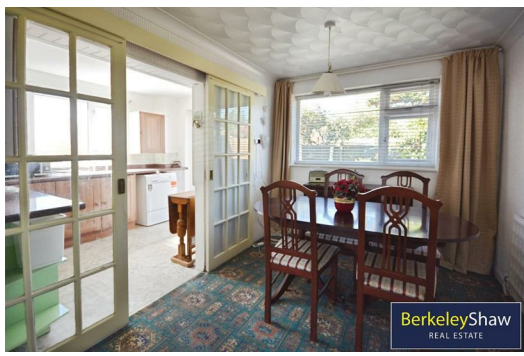
Maghull is well regarded for its local amenities, including nearby supermarkets, independent shops and cafés centred around Maghull Square and Central Square. The area offers a choice of nearby schools, making it suitable for those looking to settle in a family-oriented location.

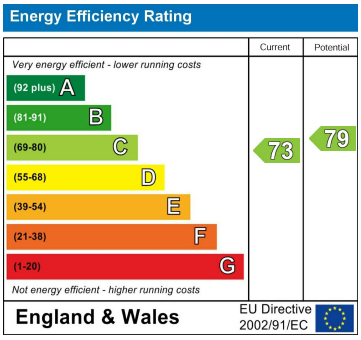
Public transport links are convenient, with Maghull and Maghull North railway stations both accessible from the property, providing services into Liverpool Lime Street and Moorfields in around 20–25 minutes, as well as connections towards Ormskirk. Local bus routes operate through Maghull, linking to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

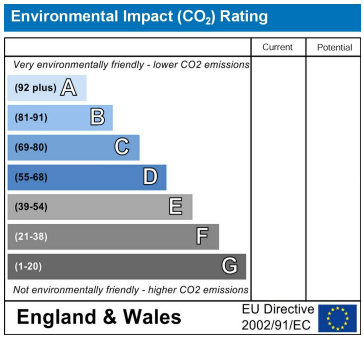
Green spaces such as Maghull's local parks and the Leeds & Liverpool Canal towpaths offer walking and cycling opportunities close by. With its combination of location, garden, parking and three-bedroom layout, this property presents an appealing opportunity for first-time buyers looking to update and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

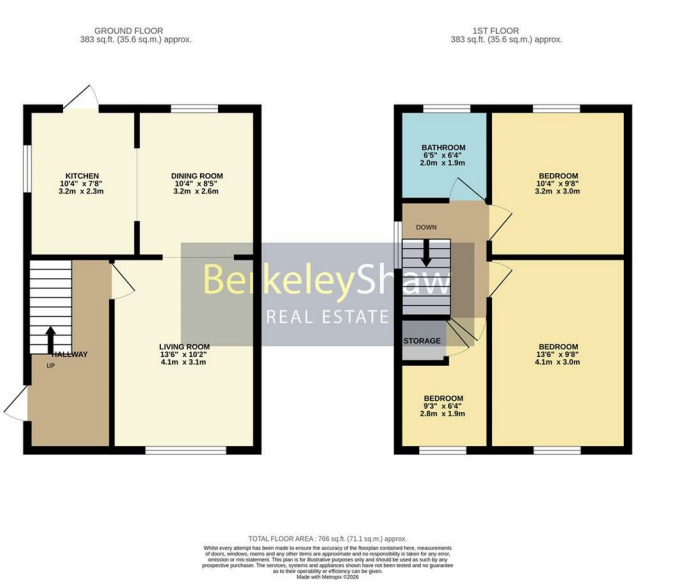


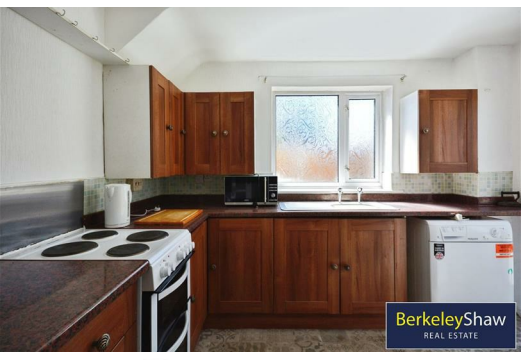


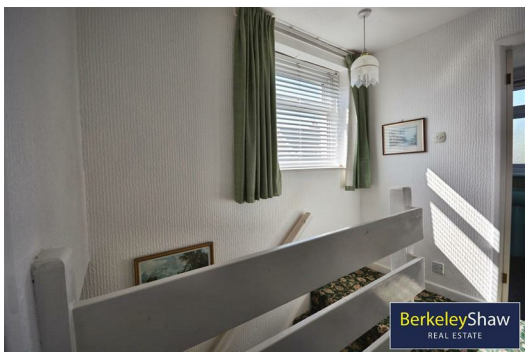


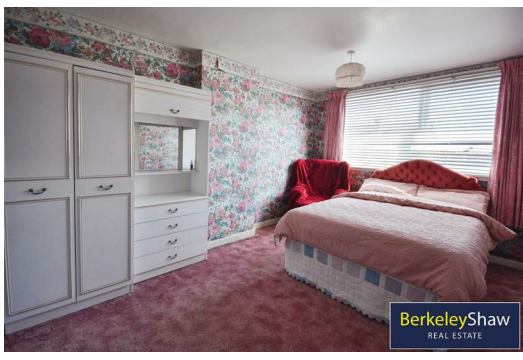

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
79
England & Wales
EU Directive 2002/91/EC


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
383 sq.ft. (35.6 sq.m.) approx.
1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.
KITCHEN
10'4" x 7'8"
3.2m x 2.3m
DINING ROOM
10'4" x 8'5"
3.2m x 2.6m
LIVING ROOM
13'6" x 10'2"
4.1m x 3.1m
HALLWAY
UP
BATHROOM
6'5" x 6'4"
2.0m x 1.9m
BEDROOM
10'4" x 9'8"
3.2m x 3.0m
DOWN
STORAGE
BEDROOM
13'6" x 9'8"
4.1m x 3.0m
BEDROOM
9'3" x 6'4"
2.8m x 1.9m
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TOTAL FLOOR AREA : 766 sq.ft. (71.1 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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