



BerkeleyShaw
REAL ESTATE

6 Old Racecourse Road, Liverpool, L31 8AW

Offers Over £380,000

This three-bedroom detached house is offered ****for sale**** in a sought-after residential area of Maghull, close to a range of local amenities, schools and public transport links. The property needs modernising, providing an opportunity for buyers to update and personalise to their own requirements.

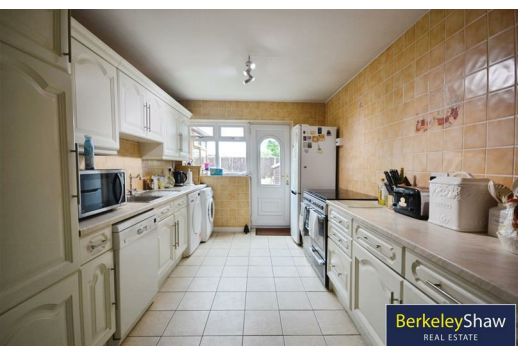
The ground floor includes two reception rooms: a main open-plan reception with large windows and a fireplace which leads into a dining area and a conservatory with direct access to the garden, creating a useful additional living. The kitchen also benefits from natural light and has access to the garden. A ground floor bathroom and ground floor bedroom completes the accommodation on this level.

Upstairs, there is a master bedroom, along with one further double bedroom, offering practical space for families. The first floor also boasts a shower room. Outside, the property includes parking and a single garage.

The location provides convenient access to local shops, supermarkets and everyday amenities, with a choice of nearby primary and secondary schools in the Maghull and Aintree areas. Green spaces such as local playing fields and parks are within easy reach for walking and leisure.

Public transport links are good, with nearby rail services from Maghull and Aintree stations offering routes into Liverpool city centre in around 20–25 minutes, and connections towards Ormskirk and Southport. Regular bus services operate along local routes, providing further links to surrounding districts. Road connections are accessible via the A59, giving routes towards the city centre and the wider motorway network.

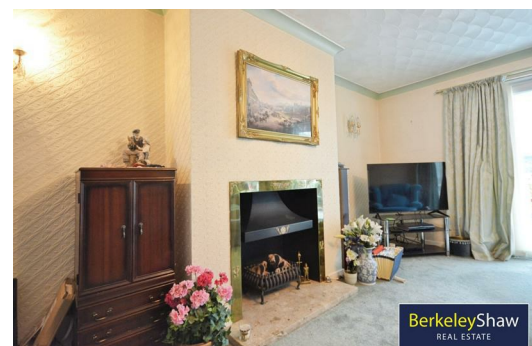
Council Tax Band: D. This property is likely to appeal to families seeking a house to modernise in a well-connected location.




BerkeleyShaw
REAL ESTATE




BerkeleyShaw
REAL ESTATE



BerkeleyShaw
REAL ESTATE

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		
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		
EU Directive 2002/91/EC 		

GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.

1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 2078 sq.ft. (193.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with Hozonix CDDP



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

