



BerkeleyShaw
REAL ESTATE

8 Old Hall Road, Liverpool, L31 5LZ

Offers In Excess Of £250,000

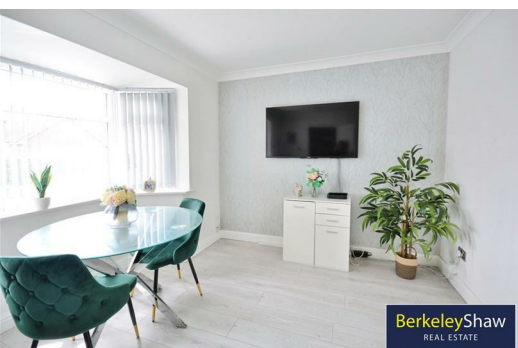
Berkeley Shaw Real Estate present this three-bedroom semi-detached house in Maghull. This well-presented family home offers two reception rooms, a kitchen with good natural light, a family bathroom, and a private garden with direct access from the main reception room. A driveway provides off-street parking.

Accommodation includes a master bedroom, a further double bedroom and a single bedroom with built-in wardrobes, offering flexible space for families. The separate main reception room enjoys views over the garden and direct access outside, while the second reception room benefits from large windows. The property has an EPC rating of D and falls within Council Tax Band B.

The house is situated in a sought-after residential area with nearby schools and local amenities, including shops and services in Lydiate and Maghull. Local green spaces such as Maghull Square's nearby parks and the Leeds-Liverpool Canal towpaths offer walking and cycling routes.

Public transport links are convenient, with Maghull and Maghull North railway stations both accessible by a short drive or local bus services. From these stations, regular services run to Liverpool city centre in around 20-25 minutes, as well as connections towards Ormskirk. Road links via the A59 provide access to Liverpool, Southport and the wider motorway network.

This property is well suited to families seeking a home with garden and driveway parking in a residential location with access to schools, amenities and commuter links.



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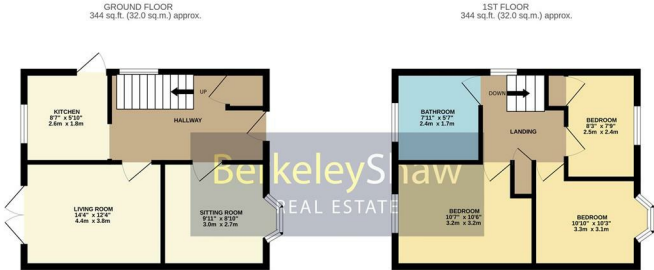
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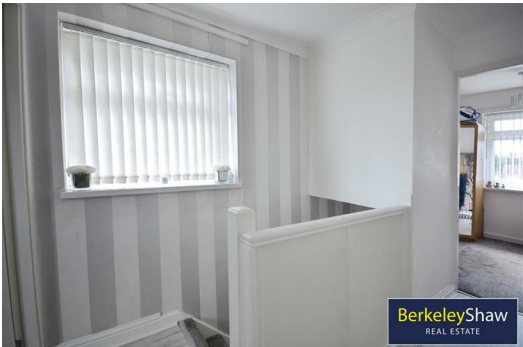
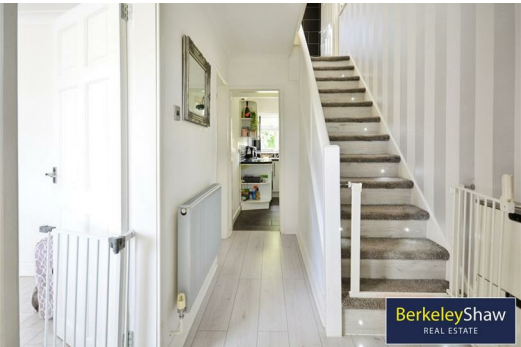
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The architect, surveyor and agent make no warranty and no guarantee as to their quality or efficiency can be given.
 Made with Metreplan 12.00



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