



**BerkeleyShaw**  
REAL ESTATE

## 18 Lathom Drive, Liverpool, L31 9DB

£260,000

Berkeley Shaw present this three-bedroom semi-detached house is offered for sale in a sought-after residential area of Maghull. Neutrally decorated throughout, it provides a practical layout well suited to families.

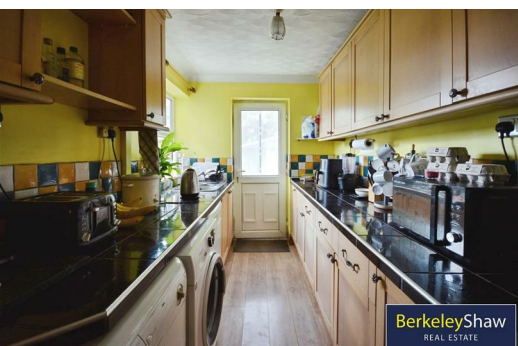
The ground floor features two reception rooms. The main reception room benefits from large windows, a fireplace, and views over the front garden, creating a bright and comfortable living space. The second reception room is an open-plan dining area, ideal for everyday family use and entertaining. The kitchen enjoys good natural light and also offers access to the garden.

Upstairs, the master bedroom includes built-in wardrobes, providing useful storage. A further double bedroom also benefits from built-in wardrobes, while the third bedroom is a single. The bathroom is fitted with a heated towel rail.

Externally, the property includes a front and rear garden along with driveway parking.

Maghull is well regarded for its local amenities, including nearby shops, supermarkets, and cafés, particularly around Central Square and along Westway. Families benefit from access to nearby schools in the area. Local parks and green spaces, such as Maghull Square and surrounding playing fields, provide opportunities for leisure and recreation.

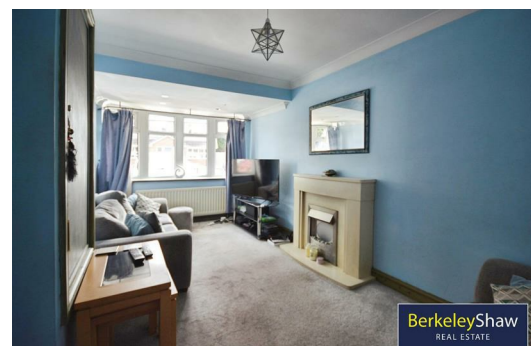
Public transport links are a key advantage. Maghull and Maghull North railway stations offer regular services into Liverpool city centre, with journey times typically around 20–25 minutes, as well as connections towards Ormskirk. Bus routes operate locally, providing additional access to surrounding districts and amenities.



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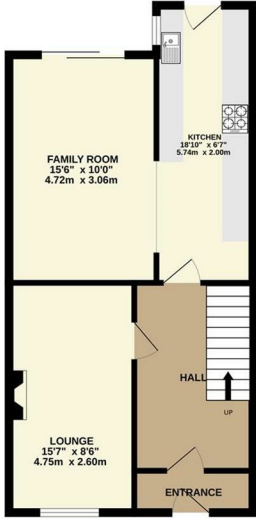


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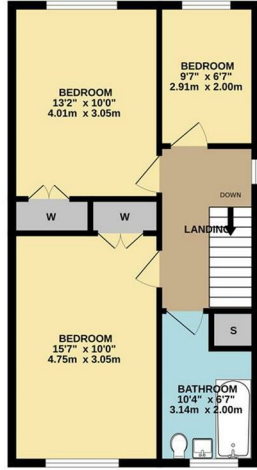
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



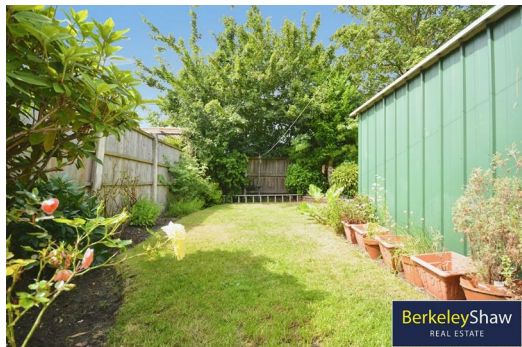
1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and are taken to the best of our knowledge at the time of writing. They should be used for illustrative purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be made as to their operation or efficiency over time.  
 Made with MetreX CAD



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