



43 Deyes Lane, Maghull, Sefton L31 6DF

Offers Over £300,000

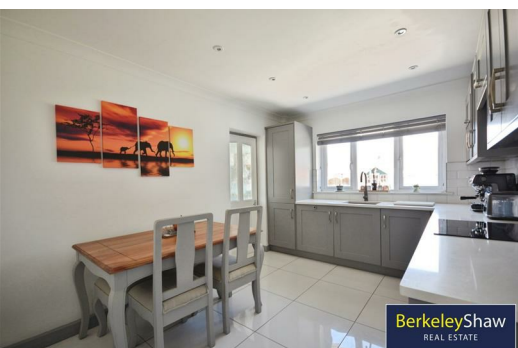
Berkeley Shaw present this three-bedroom semi-detached house in Maghull, within the borough of Sefton, and offers well-presented family accommodation with convenient access to local amenities and public transport links.

The ground floor features two reception rooms. The first is a separate reception with large windows providing good natural light. The second is an open-plan reception room enjoying a garden view and direct access to the garden, creating a practical space for everyday family life and entertaining. The kitchen benefits from natural light and is complemented by a useful utility room, providing additional storage and laundry space.

Upstairs, there are three bedrooms, comprising a master bedroom and two further double bedrooms, all well suited to family living. A family bathroom serves the first floor. The property also benefits from a single garage and an enclosed garden, providing outdoor space for relaxation and play.

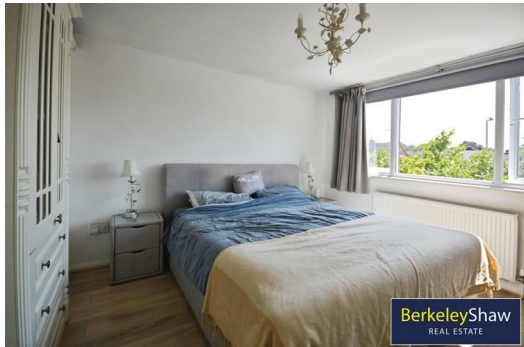
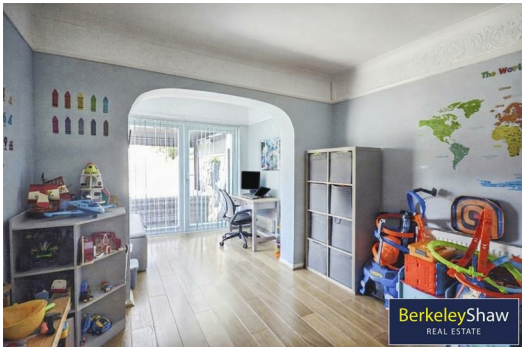
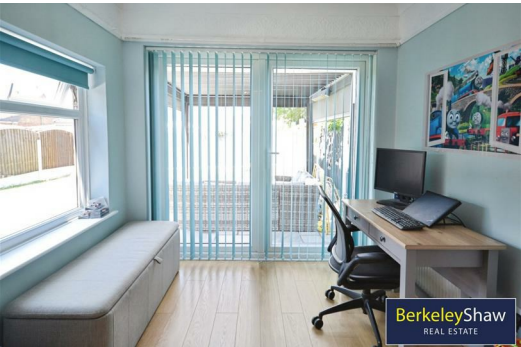
Maghull offers a range of local amenities including supermarkets, independent shops and cafés, as well as nearby parks and green spaces. The area is popular with families due to its community facilities and access to schools in the wider Sefton area.

Public transport links are a key attraction, with Maghull and Maghull North railway stations providing services towards Liverpool city centre and Ormskirk, offering journey times to Liverpool typically around 20–25



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		



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