



15 Kingsfield Road, Liverpool, L31 7AL

Offers Over £280,000

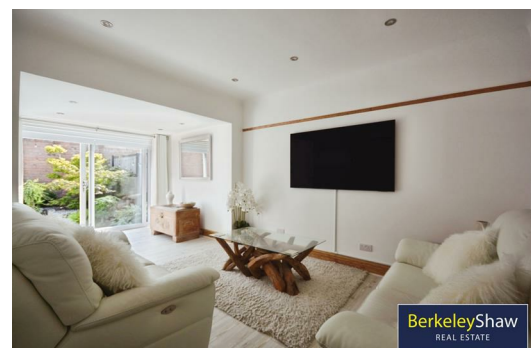
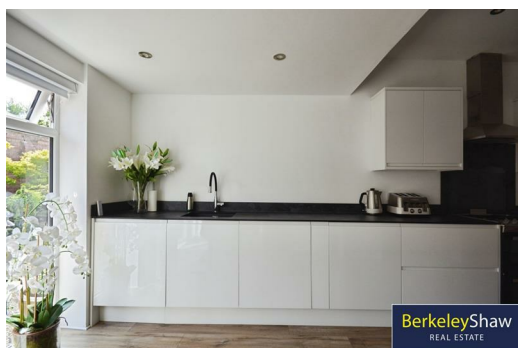
Berkeley Shaw present this two-bedroom semi-detached bungalow, located in a sought-after residential area of Maghull, positioned within easy reach of local amenities and green spaces.

The property comprises an open-plan kitchen and reception area, designed to maximise natural light. The kitchen includes built-in pantries and a defined dining space, making it suitable for everyday living. The reception area features large windows with a pleasant garden view and direct access to a tranquil garden, providing an attractive outlook.

There are two double bedrooms and a contemporary bathroom fitted with a rain shower. The bungalow is presented in immaculate condition. Additional benefits include a single garage and a driveway, offering convenient off-street parking. The property holds an EPC rating of F and falls within Council Tax Band C.

The location provides access to nearby parks and local amenities, including shops and services found within the surrounding L31 area. The property is well placed for access to the facilities of Maghull and neighbouring districts, which offer supermarkets, cafés and medical services.

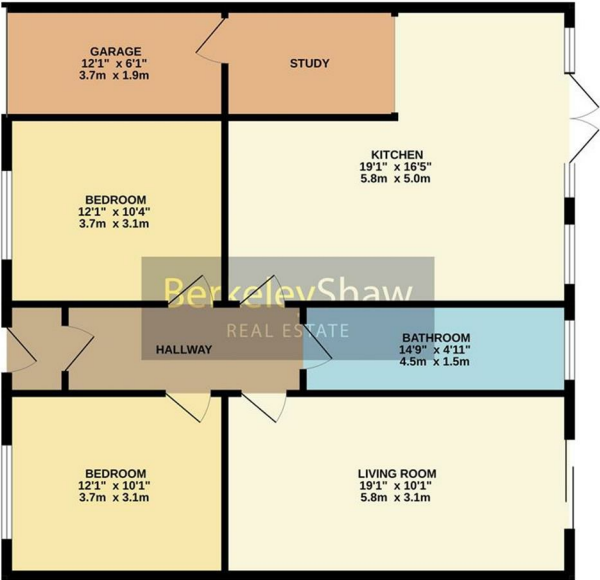
Public transport links are available via nearby stations such as Maghull and Maghull North, which provide regular rail services into Liverpool city centre, with journey times typically around 20–25 minutes, as well as connections towards Ormskirk. Local bus routes further enhance connectivity across the area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(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		

GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq ft (91.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 operation or efficiency can be given.
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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

