



BerkeleyShaw
REAL ESTATE

48 Eider Close, Maghull, L31 1GR

Offers Over £370,000

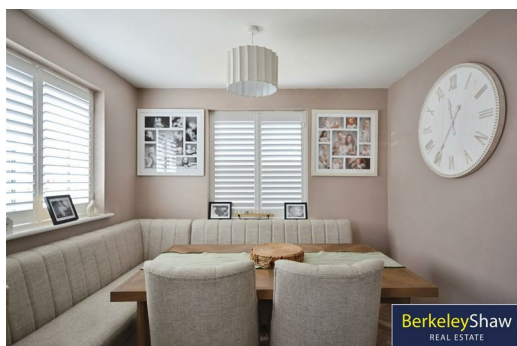
This immaculate four-bedroom detached house is offered ****for sale**** in a sought-after residential area of Maghull, ideally positioned for families seeking good schools, green space and convenient transport links.

The property features a bright open-plan kitchen with ample natural light and dedicated dining space, providing a functional hub for day-to-day living and entertaining. A well-proportioned reception room benefits from large windows, a media wall and direct access to the garden, creating a strong connection between indoor and outdoor areas. The rear garden offers valuable private outdoor space, complemented by a single garage providing additional storage and parking.

Bedroom accommodation is well arranged, including a master bedroom with en-suite and a further double bedroom with en-suite, alongside two additional double bedrooms. The property offers three bathrooms in total, incorporating features such as a rain shower and multiple en-suite facilities, supporting comfortable family living. The home has an EPC rating of B and falls within Council Tax Band E.

Maghull provides a range of local amenities, including nearby schools and established walking routes along the Leeds-Liverpool Canal and surrounding green spaces. Maghull and Maghull North railway stations offer regular services to Liverpool, typically reaching the city centre in around 25-30 minutes, with connections onwards across the region. Local bus routes and road links via the A59 and M57/M58 give straightforward access to nearby towns and employment centres.

This property presents a practical family home in a well-connected Maghull location.



Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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