



BerkeleyShaw
REAL ESTATE

170 Liverpool Road South, Liverpool, Merseyside L31 7AJ

Asking Price £300,000

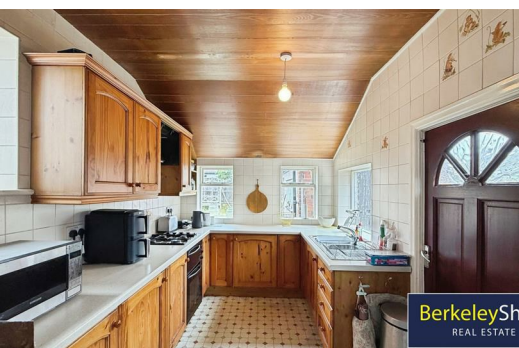
Berkeley Shaw present this three-bedroom semi-detached house, located in Maghull, providing a practical opportunity for buyers looking for a home that can be tailored to their own requirements.

The ground floor offers two reception rooms, giving flexible space for living and dining, alongside a separate kitchen. Upstairs, there are three bedrooms and a family bathroom, making the property suitable for a range of purchasers seeking a functional layout. The home falls within Council Tax Band C.

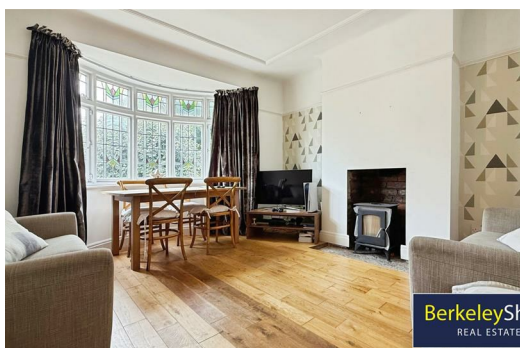
Situated in Maghull, the property benefits from access to a range of local amenities including supermarkets, independent shops and services in and around Central Square and Westway. The area is known for its green spaces such as Maghull's parks and playing fields, which provide opportunities for leisure and recreation.

Maghull railway station offers regular services into Liverpool city centre, typically taking around 20–25 minutes, providing convenient access to Liverpool's commercial, retail and cultural attractions. Road links are strong, with easy access to the A59 and, via nearby junctions, connections towards the M57 and M58 for wider regional travel.

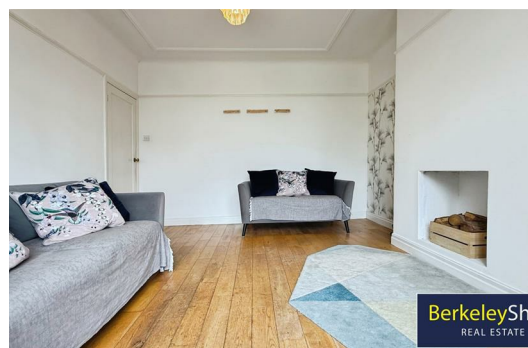
Local primary and secondary schools are available within the wider Maghull and Lydiat area, along with medical facilities and community services. The property's location therefore provides a practical base for buyers seeking a three-bedroom semi-detached house for sale with good access to local amenities and transport links.



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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		
	EU Directive 2002/91/EC	77
England & Wales		

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		
	EU Directive 2002/91/EC	
England & Wales		

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency for the given.

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