



BerkeleyShaw
REAL ESTATE

98B Liverpool Road, Lydiate, L31 2NA

Offers Over £325,000

This three-bedroom semi-detached house is for sale in Lydiate, offering well-presented accommodation arranged around two reception rooms, an open plan kitchen/diner with a separate utility room providing additional storage and space for appliances, as well as a double driveway to the front.

All three bedrooms are doubles, creating flexible options for families, home working or guest accommodation. The property boasts a family bathroom with separate shower. The layout is complemented by a sun-catching rear garden, providing an attractive outdoor area suitable for relaxation, planting or entertaining.

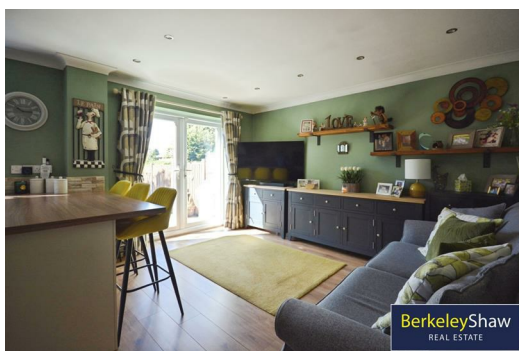
Lydiate is a popular residential area north of Liverpool, positioned between Maghull and Ormskirk. Nearby, Maghull offers a range of everyday amenities including supermarkets, local shops, cafés and pubs, along with leisure and medical facilities. There are several schools in the wider Maghull and Lydiate area, making this location suitable for those seeking access to local education.

For commuters, Maghull and Maghull North railway stations provide services into Liverpool Lime Street and towards Ormskirk, with journey times to central Liverpool typically around 25–30 minutes. Local bus routes along Liverpool Road link Lydiate with Maghull, Liverpool and surrounding districts. Road connections are convenient, with access to the A59 and, further afield, the M57 and M58 for routes across Merseyside and towards Lancashire.

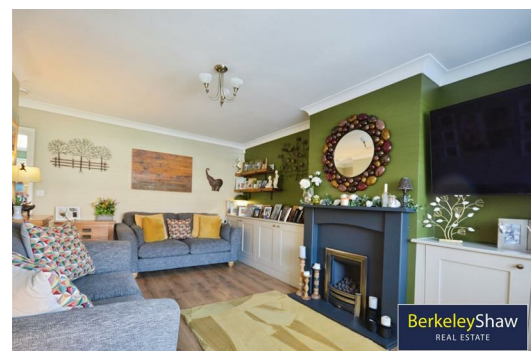
The property holds an EPC rating of C and falls within Council Tax Band B. This three-bedroom semi-detached house represents a practical home in a well-connected Lydiate setting.



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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		
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		



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.

We warrant every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other parts are approximate and we accept no liability for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and equipment shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metaphor 12/2011



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