



1 Grove Mead, Liverpool, Merseyside L31 6AH

£320,000

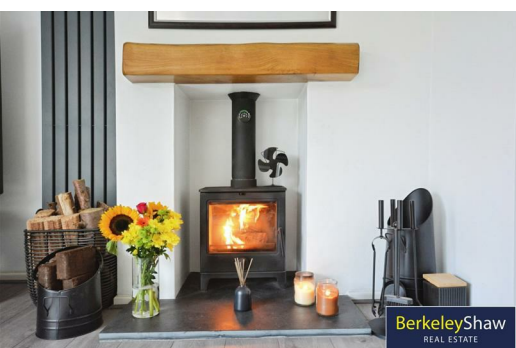
Berkeley Shaw present an immaculate three-bedroom link detached house in Grove Mead, Maghull, offering well-planned accommodation and attractive outdoor space.

The property opens into a bright reception room which features an impressive log burner with stylish surround, providing a focal point and a cosy space for relaxing. The sleek fitted kitchen offers ample worktop space and storage, with room for appliances and a breakfast bar for informal dining. A second reception room boasts contemporary flooring and neutral décor, creating a clean, modern feel which can be utilised as a study.

Upstairs are three well-presented bedrooms, all with good natural light and simple, modern finishes, together with a family bathroom finished with tiled walls and a shower over the bath. Outside, the house benefits from a lawned front garden, a paved driveway providing off-road parking, and an enclosed rear garden with lawn and patio areas, ideal for outdoor seating and low-maintenance entertaining.

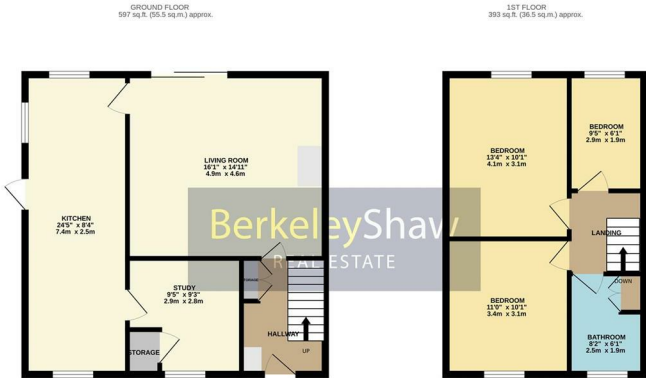
Located in a residential area of Liverpool, the property is convenient for local amenities in Maghull, including supermarkets, independent shops and cafés. Nearby parks such as Maghull's Old Hall Park and Jubilee Woods provide green space and play areas. The area is well served by schools across primary and secondary levels.

Transport links are strong, with Maghull and Maghull North stations both accessible by a short drive or bus journey, offering regular services into Liverpool Lime Street in around 20–25 minutes and to Ormskirk. Road connections to the M57 and M58 place the wider Merseyside and Lancashire network within easy reach. EPC rating C. Council tax band D.

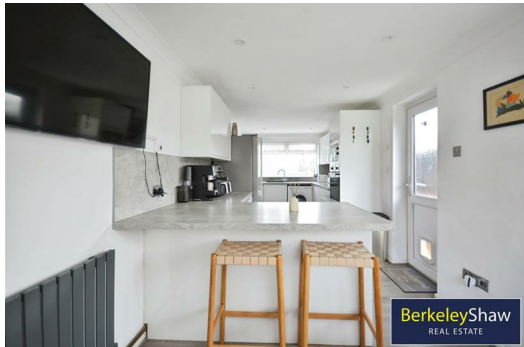
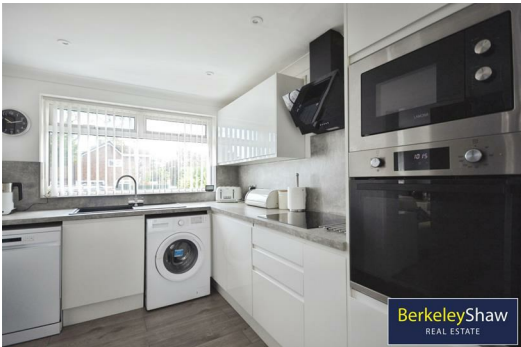


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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		



While every attempt has been made to ensure the accuracy of the figures contained herein, measurements are taken, verified, taken and only they shall be responsible and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any purposes. The accuracy, quality and quantity of the information is not intended and no guarantee is given for any errors or omissions.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

