



BerkeleyShaw
REAL ESTATE

68 Windermere Drive, Liverpool, L31 9BQ

Offers In The Region Of £280,000

For sale: a well-presented three-bedroom semi-detached house situated in the popular residential area of Maghull, Liverpool. The property is in good condition throughout and offers practical, well-planned family accommodation.

To the front, a block-paved driveway provides off-road parking and leads to the main entrance. Inside, there are two reception rooms, both with good natural light and neutral décor, offering flexible space for living and dining. One reception overlooks the rear garden and works well as a family room or playroom.

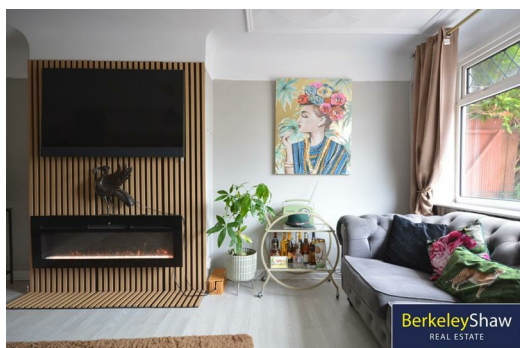
The fitted kitchen provides ample storage and worktop space, with an adjoining utility room offering additional appliance and laundry space. A ground floor shower room adds useful convenience for family life or visiting guests.

Upstairs are three bedrooms, including two comfortable doubles, one with fitted wardrobes and a further single bedroom. A family bathroom with bath, basin and WC serves this floor.

To the rear, the enclosed garden features a level lawn with established borders and patio areas, providing a low-maintenance outdoor space suitable for children or entertaining.



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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		

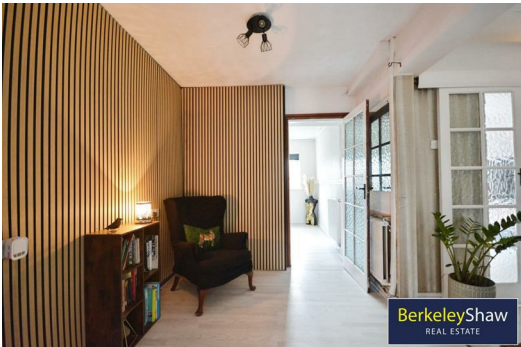
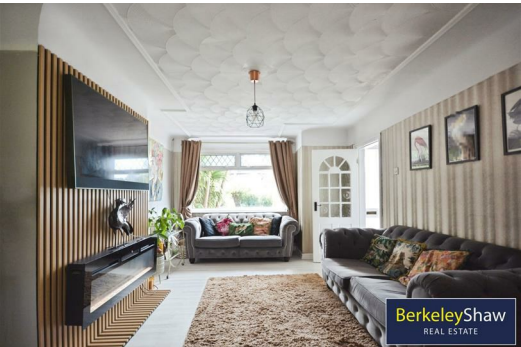
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		

GROUND FLOOR
657 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for 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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