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The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

68 Windermere Drive, Liverpool, L31 9BQ

£270,000

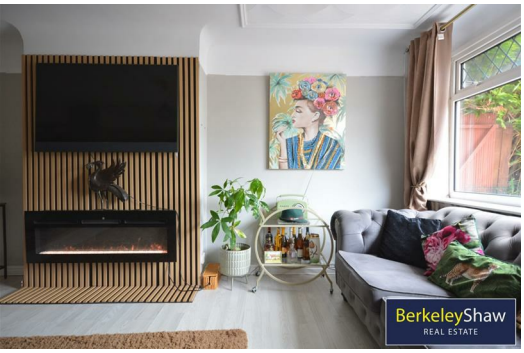
For sale: a well-presented three-bedroom semi-detached house situated in the popular residential area of Maghull, Liverpool. The property is in good condition throughout and offers practical, well-planned family accommodation.

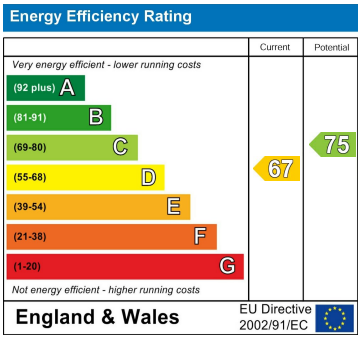
To the front, a block-paved driveway provides off-road parking and leads to the main entrance. Inside, there are two reception rooms, both with good natural light and neutral décor, offering flexible space for living and dining. One reception overlooks the rear garden and works well as a family room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

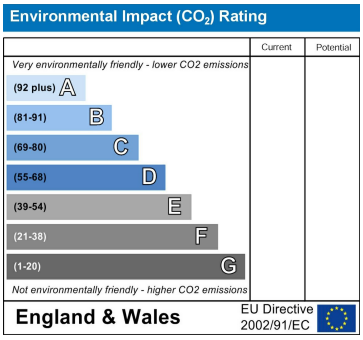
The fitted kitchen provides ample storage and worktop space, with an adjoining utility room offering additional appliance and laundry space. A ground floor shower room adds useful convenience for family life or visiting guests.

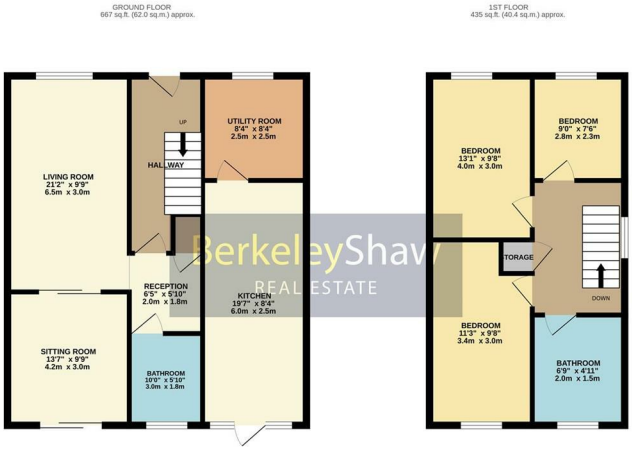
Upstairs are three bedrooms, including two comfortable doubles, one with fitted wardrobes and a further single bedroom. A family bathroom with bath, basin and WC serves this floor.

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.




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
67
75
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.
1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.
LIVING ROOM
21'2" x 9'9"
6.5m x 3.0m
UP
HALLWAY
UTILITY ROOM
8'4" x 8'4"
2.5m x 2.5m
RECEPTION
6'5" x 5'10"
2.0m x 1.8m
KITCHEN
19'7" x 8'4"
6.0m x 2.5m
SITTING ROOM
13'7" x 9'9"
4.2m x 3.0m
BATHROOM
10'8" x 5'10"
3.0m x 1.8m
BEDROOM
13'1" x 9'8"
4.0m x 3.0m
BEDROOM
9'9" x 7'6"
2.8m x 2.3m
STORAGE
DOWN
BEDROOM
11'3" x 9'8"
3.4m x 3.0m
BATHROOM
6'9" x 4'11"
2.0m x 1.5m
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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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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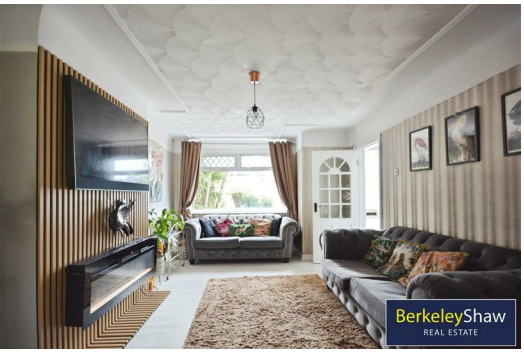
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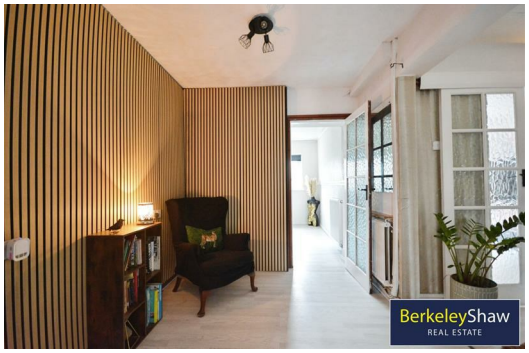
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