BerkeleyShaw
REAL ESTATE

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



3 Sefton Drive, Liverpool, L31 8AG

Offers Over £325,000

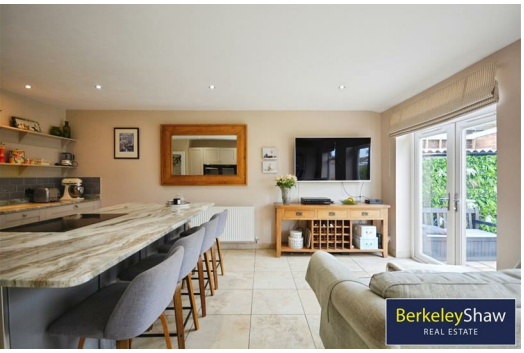
Berkeley Shaw present an immaculate four-bedroom semi-detached house situated in Maghull.

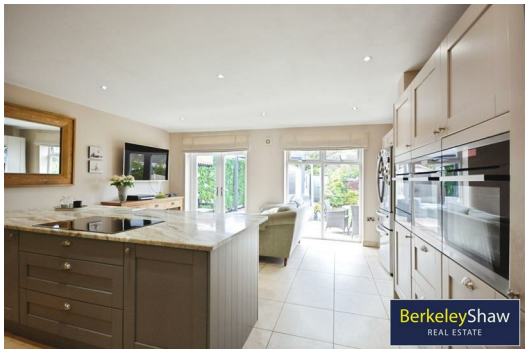
The property offers two well-proportioned reception rooms, providing flexible living and dining space with an additional snug area to the front of the property. Décor is neutral and contemporary throughout, with good natural light and a well-maintained finish. The modern kitchen features extensive cabinetry and worktop space, flowing through to a garden-facing area ideal for everyday family use. The ground floor further benefits from a double bedroom and a contemporary shower room, ideal for guests or multi-generational living. There is also a useful utility room and a practical porch to the front.

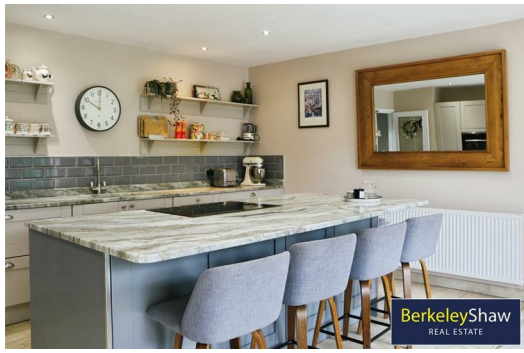
Upstairs, three comfortable bedrooms are arranged, including dormer-style rooms with characterful sloping ceilings and large windows. One additional room is utilised as an office currently. The bathroom offers a freestanding bath and separate shower, offering a stylish and functional layout for a family.

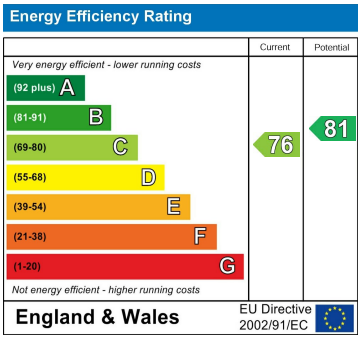
Outside, the house benefits from an attractive frontage and a neatly landscaped rear garden with lawn and paved terrace, providing a pleasant setting for outdoor seating and play.

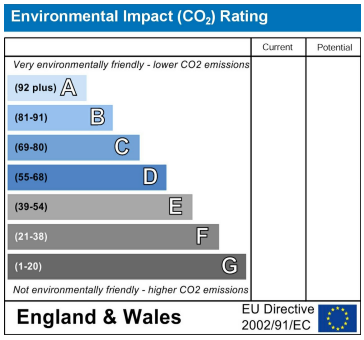
Maghull offers a good range of local amenities, including nearby schools, supermarkets and independent cafés along Central Square and Westway. For green space, residents have access to parks and playing fields within a short drive, as well as the wider Sefton countryside and canal-side walks.



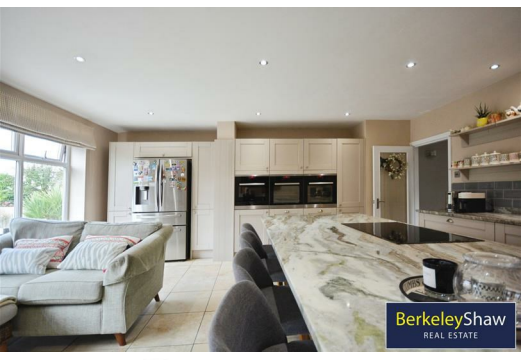


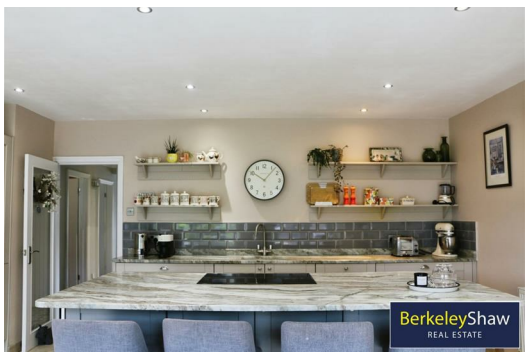


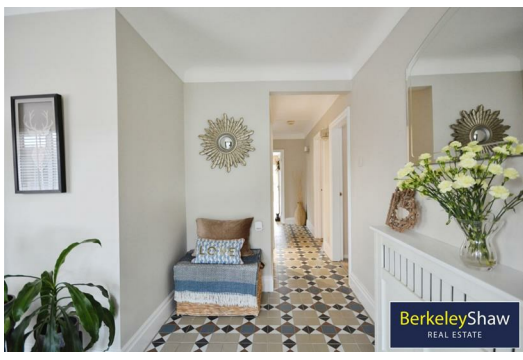

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
76
81
England & Wales
EU Directive 2002/91/EC


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
1ST FLOOR
KITCHEN/BREAKFAST ROOM
18'1" x 16'3"
5.51m x 4.95m
DINING
10'11" x 10'2"
3.34m x 3.11m
LOUNGE
17'5" x 10'11"
5.32m x 3.34m
UP
S
BATHROOM
8'9" x 5'1"
2.62m x 1.53m
UTILITY ROOM
8'7" x 6'11"
2.62m x 2.12m
STUDY
7'8" x 7'0"
2.35m x 2.12m
HALL
BEDROOM
13'0" x 10'11"
3.96m x 3.34m
PORCH
OFFICE
10'4" x 8'1"
3.14m x 2.46m
DRESSING ROOM
8'1" x 6'9"
2.46m x 2.05m
BEDROOM
11'10" x 10'11"
3.60m x 3.34m
DOWN
BEDROOM
11'8" x 11'6"
3.55m x 3.50m
BATHROOM
8'7" x 6'2"
2.62m x 1.87m
BEDROOM
11'8" x 9'7"
3.55m x 2.91m
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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