BerkeleyShaw
REAL ESTATE

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



318 Liverpool Road South, Liverpool, L31 7DJ

£150,000

Berkeley Shaw present a two-bedroom terrace home in Maghull, offering a traditional layout and clear scope for modernisation throughout.

The property provides one main reception room, a good-sized space with a central fireplace and front-facing window, forming a natural focal point for a future living or living/dining area. Off the hallway, the layout flows towards the rear, where there is potential to reconfigure and create a modern kitchen and dining arrangement to suit individual requirements.

Upstairs, there are two bedrooms of practical proportions, along with a bathroom fitted with a white suite and tiled walls. Décor and fittings are dated, but the rooms are sensibly arranged and benefit from conventional ceiling heights, making the house well suited to buyers looking for a project they can update to their own specification.

Externally, the house sits among similar residential properties and includes an enclosed rear garden with lawn and patio areas, providing usable outdoor space with room for planting or seating.

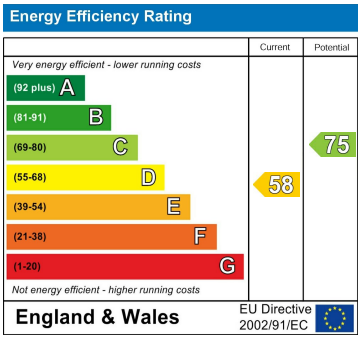
The location is convenient for the amenities of Lydiate and nearby Maghull, including supermarkets, independent shops, cafés and pubs around Central Square and along the A59 corridor. There is a choice of primary and secondary schools within the wider area, making the position practical for households needing access to education.

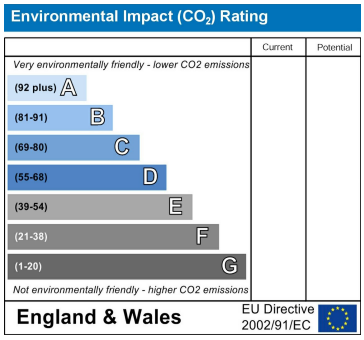
Transport links are strong: Maghull and Maghull North railway stations are both within a short drive, with regular services to Liverpool Lime Street in around 25–30 minutes and to Ormskirk in approximately 10 minutes. Road connections to the A59 and M58 provide straightforward access towards Liverpool, Southport and the wider motorway network.



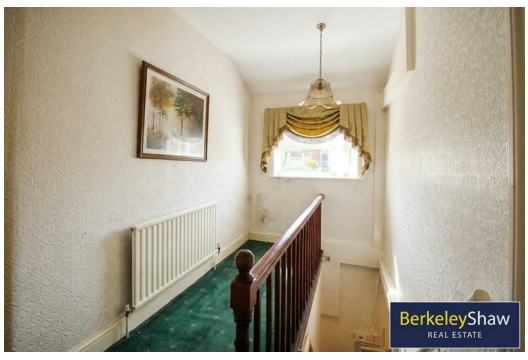





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
58
75
England & Wales
EU Directive 2002/91/EC


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
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