BerkeleyShaw
REAL ESTATE

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



23 Buckingham Road, Liverpool, L31 7DN

Offers Over £310,000

Berkeley Shaw present a three bedroom semi-detached house in Maghull, offering well-balanced living space and a sun-catching rear garden.

The ground floor provides two reception rooms, including a bright rear living/dining room with wide patio doors opening directly onto the garden, creating a pleasant outlook and good natural light. The front reception offers a separate sitting space, ideal for everyday family use. The fitted kitchen has generous worktop and cupboard space and leads through to a practical utility area and a downstairs WC.

Upstairs are three bedrooms, two of which benefit from fitted wardrobes providing excellent storage. The family bathroom includes a bath and separate shower, with neutral tiling and a white suite. The home has an EPC rating of D and falls within council tax band D.

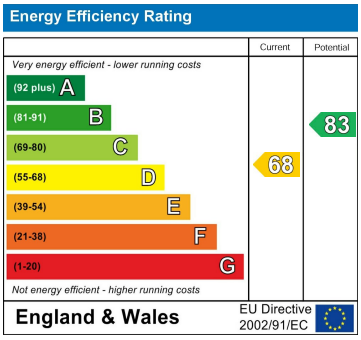
Outside, the rear garden enjoys a sunny aspect with lawn and patio areas, enclosed by fencing for a sense of privacy. To the front, there is a driveway providing off-road parking and access to an attached garage.

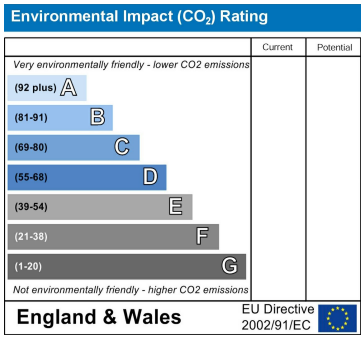
Maghull offers a good range of local amenities, including nearby schools and shopping along Central Square and Westway. Local green space can be enjoyed at Maghull Square gardens and canal-side walks along the Leeds–Liverpool Canal. Maghull and Maghull North stations provide rail services to Liverpool city centre in around 20 minutes and to Ormskirk in approximately 10 minutes, while the property is also well placed for road links towards the M57 and M58.








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
68
83
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
767 sq.ft. (71.3 sq.m.) approx.
1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.
KITCHEN
15'9" x 12'1"
4.8m x 3.7m
UTILITY ROOM
4'8" x 3'11"
1.4m x 1.2m
WC
4'8" x 3'11"
1.4m x 1.2m
STORAG
UP
LIVING ROOM
19'5" x 10'6"
5.9m x 3.2m
GARAGE
13'6" x 7'8"
4.1m x 2.3m
SITTING ROOM
14'10" x 10'6"
4.5m x 3.2m
PORCH
BATHROOM
12'1" x 6'10"
3.7m x 2.1m
BEDROOM
10'10" x 9'9"
3.3m x 3.0m
DOWN
STORAGE
BEDROOM
15'1" x 10'10"
4.6m x 3.3m
BEDROOM
12'6" x 10'0"
3.8m x 3.0m
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TOTAL FLOOR AREA : 1333 sq.ft. (123.9 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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