BerkeleyShaw
REAL ESTATE

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



17 Deyes Lane, Liverpool, L31 6DE

Asking Price £250,000

Berkeley Shaw present a three-bedroom semi-detached house in the popular Maghull area, within easy reach of local amenities and schools.

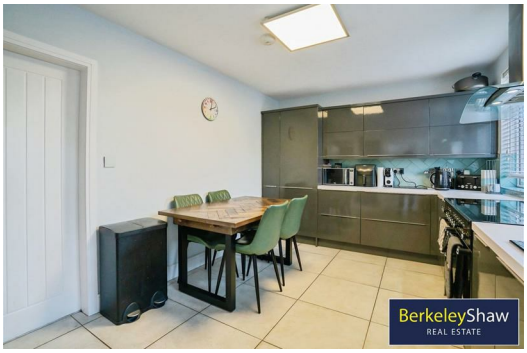
The ground floor provides a bright reception room with modern décor and wood-effect flooring, offering an ideal family living space. To the rear is a contemporary fitted kitchen with ample storage, integrated appliances, generous worktop space and room for a dining table, creating a practical everyday hub that opens conveniently to the garden. A downstairs WC is offered along with a laundry room and rear boot room.

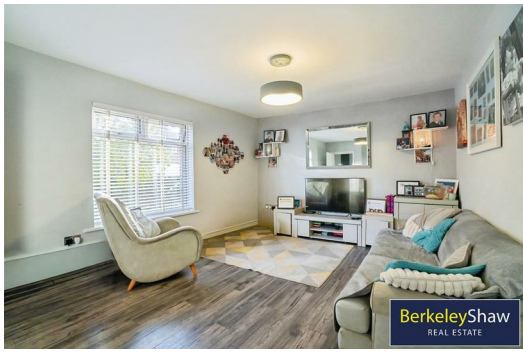
Upstairs are three bedrooms, all neutrally finished and well lit, providing flexible accommodation for families or home working. There is one bathroom, finished to a modern standard with tiled walls and white sanitary ware. The rear garden features a decked seating area and level lawn, offering useful outdoor space for entertaining and play.

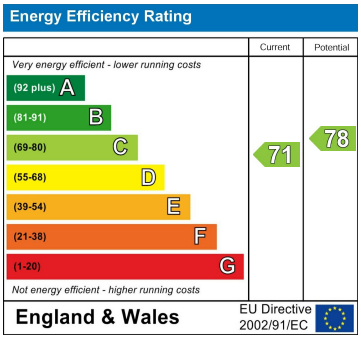
Maghull offers a range of local shops, cafés and everyday services nearby, with further facilities at Central Square and along Westway. Reputable primary and secondary schools are within the wider locality, making this an appealing option for buyers with children.

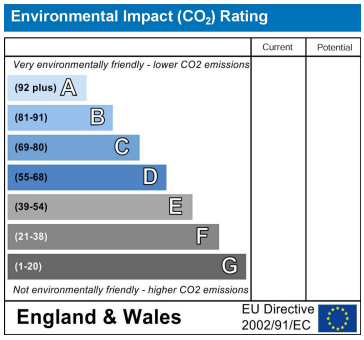
Transport links are strong: Maghull and Maghull North stations provide regular services into Liverpool Lime Street in around 20–25 minutes, and towards Ormskirk, while road links to the A59 and M57/M58 place the wider region within convenient driving distance. With an EPC rating of C and Council Tax Band B, this three-bedroom semi-detached house represents a practical and well-located home for buyers seeking good access to Liverpool and the surrounding area.

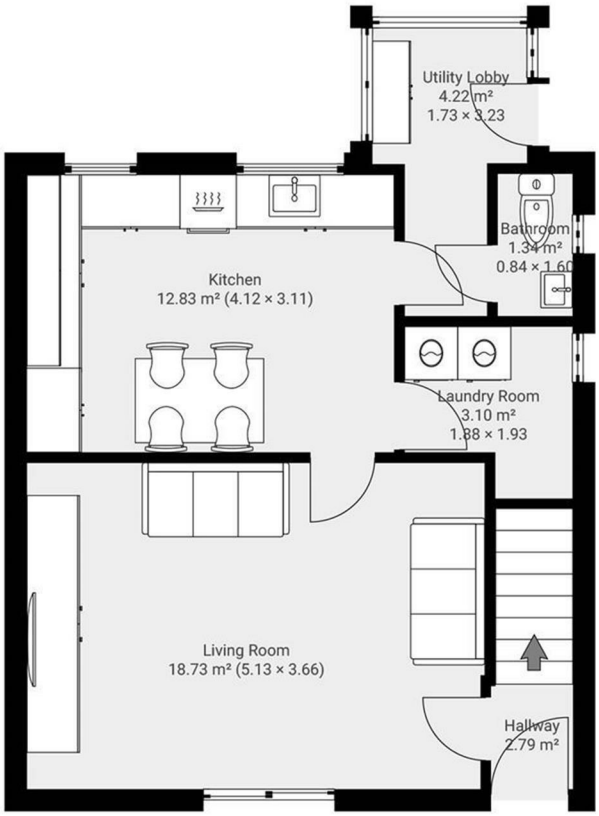


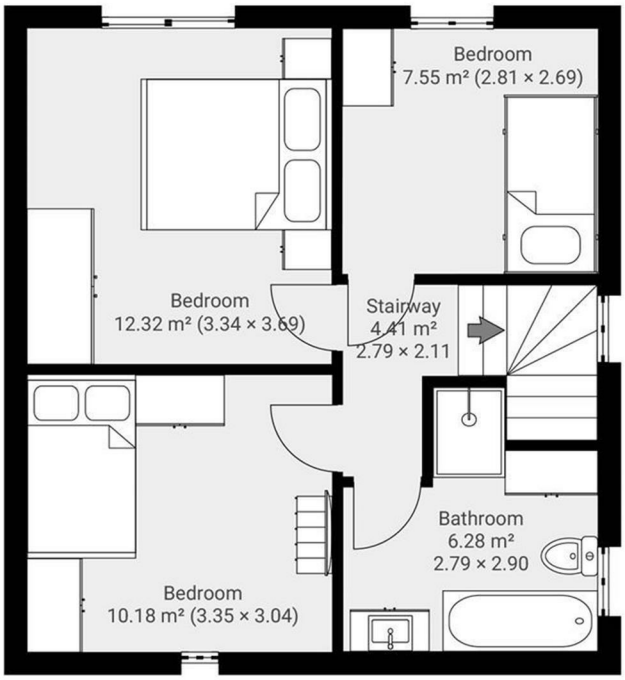


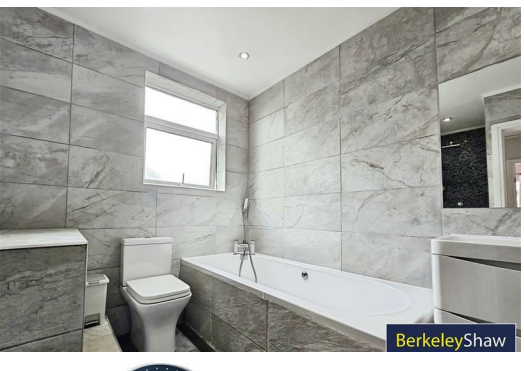


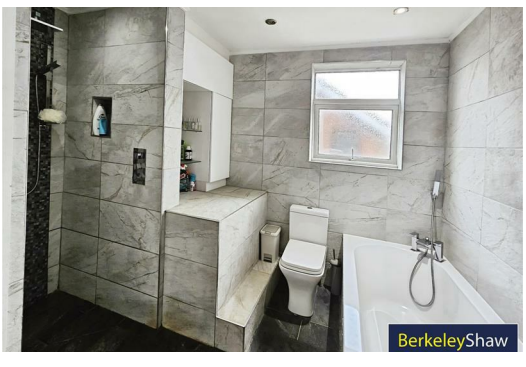

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
78
England & Wales
EU Directive 2002/91/EC

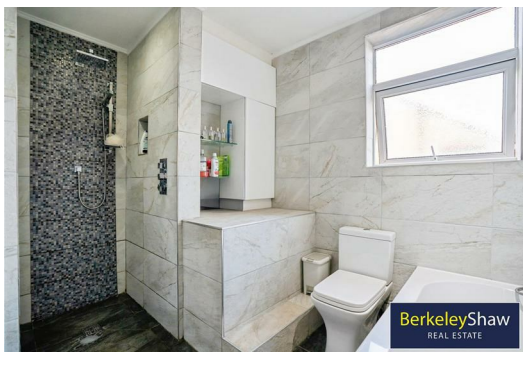

Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


Utility Lobby
4.22 m²
1.73 × 3.23
Bathroom
1.34 m²
0.84 × 1.60
Kitchen
12.83 m² (4.12 × 3.11)
Laundry Room
3.10 m²
1.88 × 1.93
Living Room
18.73 m² (5.13 × 3.66)
Hallway
2.79 m²


Bedroom
7.55 m² (2.81 × 2.69)
Bedroom
12.32 m² (3.34 × 3.69)
Stairway
4.41 m²
2.79 × 2.11
Bathroom
6.28 m²
2.79 × 2.90
Bedroom
10.18 m² (3.35 × 3.04)


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