



BerkeleyShaw

120 Liverpool Road North, Maghull, Merseyside L31 2HN

£240,000

Nestled in the vibrant area of Maghull, this charming 3 semi-detached house with a large GARDEN and GARAGE on Liverpool Road North offers a delightful blend of comfort and convenience. With two spacious reception rooms, this property is perfect for both relaxation and entertaining guests. The well-appointed layout includes three inviting bedrooms, two doubles and a single providing ample space for families or those seeking a home office.

The house boasts two modern bathrooms, one to each floor ensuring that morning routines are a breeze and providing privacy for all occupants. The property is designed to cater to the needs of contemporary living while retaining a warm and welcoming atmosphere.

For those with vehicles, there is parking available for two cars, adding to the practicality of this lovely home. The location is ideal, with easy access to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike.

This semi-detached house is not just a place to live; it is a place to create lasting memories. Whether you are looking to settle down or invest in a property with great potential, this home on Liverpool Road North is certainly worth considering.



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Hall

Porch

Lounge

Dining Room

Kitchen

Shower Room - Ground Floor

Bedroom 1

DOUBLE

Bedroom 2

DOUBLE

Bedroom 3

SINGLE

Bathroom

GROUND FLOOR

1ST FLOOR



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REAL ESTATE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no guarantee can be given for the accuracy of the floorplan. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. These floorplans are not to scale and are for guidance only. No liability can be accepted for any inaccuracy in these floorplans. As to the operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

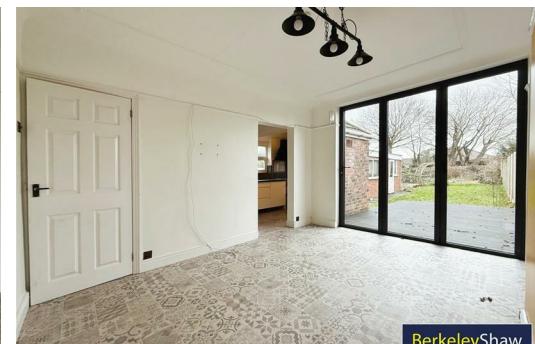
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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