



BerkeleyShaw
REAL ESTATE

11a Manor House Close, Liverpool, L31 7BX

Asking Price £285,000

This well-presented four-bedroom semi-detached home is offered for sale on Manor House Close, Liverpool. Designed with families in mind, the property provides versatile living spaces across three reception rooms, including open-plan areas and a conservatory with garden views and direct access to the garden—ideal for relaxing or entertaining. The property is offered with no onward chain.

Accommodation features a master bedroom with en-suite, two further double bedrooms, and a single bedroom. Three bathrooms are available: a modern family bathroom, a master en-suite, and a convenient ground floor shower room. The kitchen benefits from ample natural light, while the single garage provides secure parking or additional storage.

The home holds an EPC rating of D and falls within council tax band C.

Located in a residential area with a strong sense of community, the property is well placed for local amenities and green spaces. Local schools are found within convenient reach, making it suitable for families with children. The surrounding area is known for its parks and recreational routes, such as those in Maghull and the Leeds-Liverpool Canal walks, providing outdoor leisure opportunities.

Public transport links enhance the location's appeal. Maghull train station is approximately a 10-minute drive, offering direct services to Liverpool city centre in around 20 minutes. Frequent bus routes connect the area to nearby towns and the city for added flexibility. High street shops, cafés, and everyday conveniences are nearby in Maghull and central Liverpool.

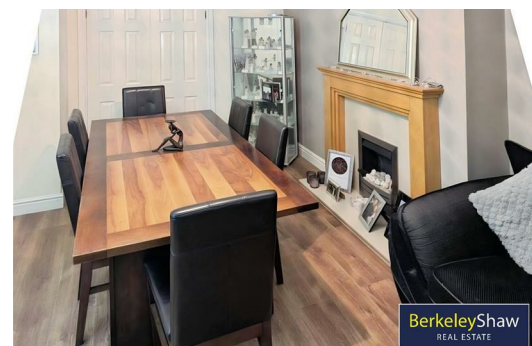
This property presents a balanced combination of family living space, practical features, and an accessible location.



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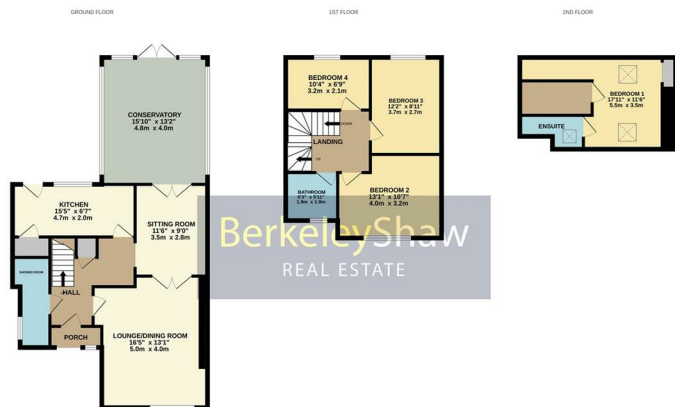


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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

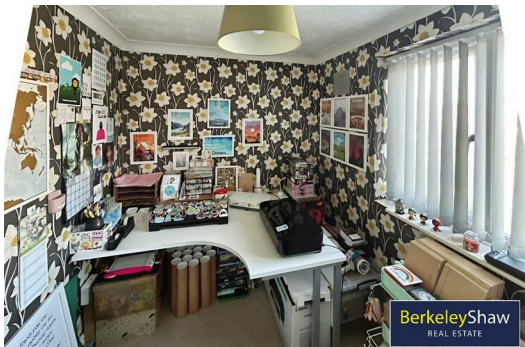
EU Directive
2002/91/EC



TOTAL FLOOR AREA: 1464sq.ft. (136.0 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 not 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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