



**BerkeleyShaw**  
REAL ESTATE

## 51 Coppull Road, L31 2LH

£220,000

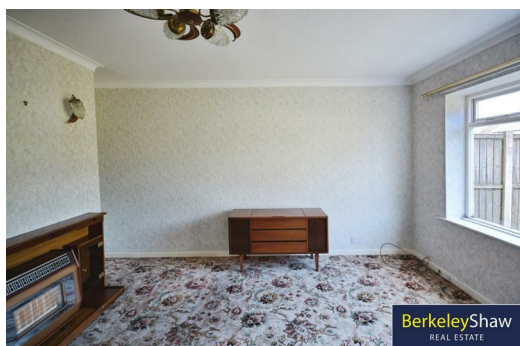
Berkeley Shaw Real Estate present for sale a three-bedroom semi-detached house in Lydiate, offering good access to local amenities, green spaces and transport links.

The ground floor provides two separate reception rooms, one featuring a fireplace and views over the garden. The open-plan kitchen benefits from natural light and direct access to the garden, creating a practical layout for day-to-day living. Upstairs, the accommodation includes a master bedroom, a further double bedroom with built-in wardrobes, and a single bedroom also with built-in storage. A family bathroom serves all three bedrooms.

Externally, the property includes a driveway providing off-road parking and outbuildings offering additional storage or utility space. The house is in need of renovation, presenting an opportunity for buyers looking to update and configure a home to their own requirements. The council tax band is C.

The property is well placed for Maghull's local amenities, including supermarkets, independent shops and cafés in the town centre. Nearby green spaces such as Maghull Square's landscaped areas and local playing fields provide opportunities for outdoor recreation.

Maghull and Maghull North railway stations are both accessible, offering services towards Liverpool Lime Street in around 25–30 minutes and to Ormskirk in approximately 10–15 minutes, making the location suitable for commuting. Bus routes along nearby main roads provide additional links to surrounding areas, while road connections to the A59 and M57/M58 give convenient access by car to Liverpool, Southport and the wider region. Nearby schools in Maghull and Lydiate further enhance the residential setting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 932 sq. ft. (86.6 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurement of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The broker, agents and any other persons named here do not warrant and no guarantee as to their quality or efficiency can be given.  
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