



## 76 Bankhouse Drive, Liverpool, L31 8BF

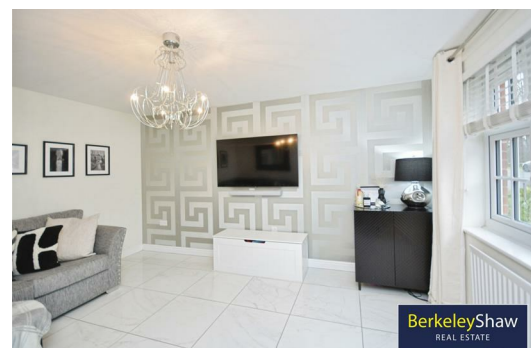
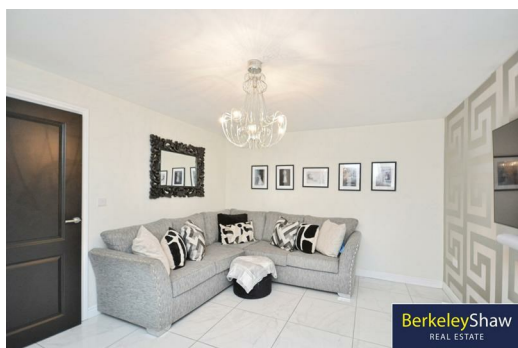
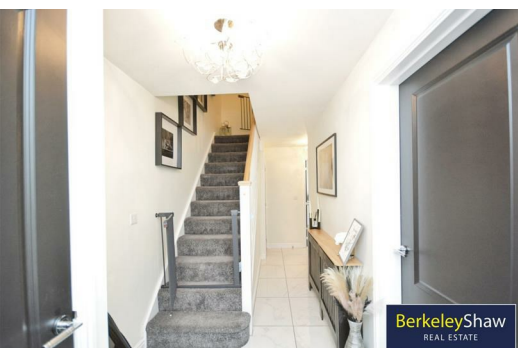
### Asking Price £325,000

This immaculate four-bedroom semi-detached house is offered **\*\*for sale\*\*** in the popular residential area of Maghull, Liverpool. Well suited to families, the property provides a practical layout with one separate reception room, a well-planned kitchen and two bathrooms.

The kitchen benefits from good natural light, ample dining space and direct access to the garden, creating a convenient setting for everyday family life and informal entertaining. The separate reception room offers a distinct living area, ideal for relaxation or family time. Bedroom accommodation comprises two double bedrooms and two single bedrooms, giving flexibility for children, guests or a home office. The family bathroom serves the upper floor, complemented by a downstairs WC for added convenience. Externally, the property includes a garden, providing useful outdoor space.

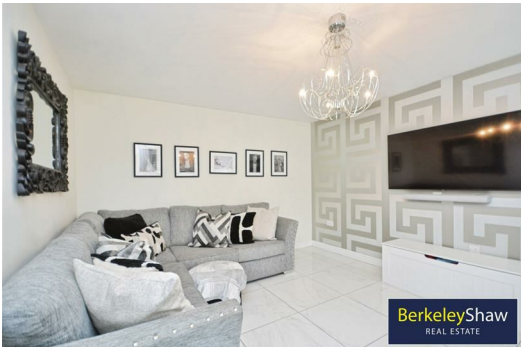
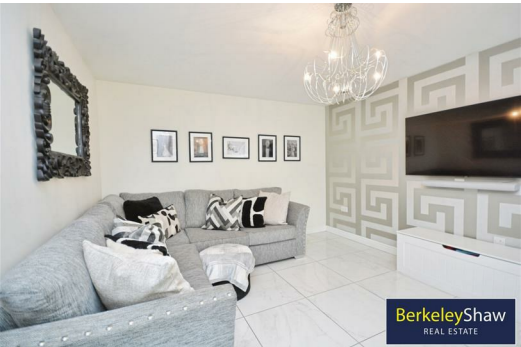
Maghull is well regarded for its green spaces, with nearby parks and open areas offering opportunities for walking, play and recreation. The area also benefits from a range of local amenities, including shops, cafés and services along the local high streets.

Public transport links are a key feature of this location. Maghull and Maghull North railway stations provide services into Liverpool city centre, with journey times typically around 20–25 minutes, and onward connections across the region. Regular bus routes operate locally, supporting access to surrounding districts and schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(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 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		



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

