



BerkeleyShaw

**114 Northway, Liverpool, L31 5NF**

**Asking Price £240,000**

Welcome to this beautifully renovated semi-detached house located in the desirable area of Northway, Maghull, Liverpool. This boasts three well-proportioned bedrooms, including a generous third bedroom that offers ample space, ensuring comfort for all family members.

Having undergone extensive renovations in recent years, this home is truly turn-key, ready for you to move in and make it your own. The modern dining kitchen is a highlight, featuring contemporary fixtures and fittings that create a welcoming space for family meals and entertaining guests. The newly installed bathroom is equally impressive, designed with style and functionality in mind.

The property is ideally situated, providing excellent access to major motorways and the vibrant Liverpool city centre, making it perfect for commuters and those who enjoy the amenities of city life.

Step outside to discover a sunny rear garden, a delightful outdoor space that is perfect for families. Whether you wish to enjoy a quiet afternoon in the sun or host gatherings with friends, this garden offers a wonderful retreat.

In summary, this semi-detached house in Northway is a fantastic opportunity for anyone seeking a modern, comfortable home in a great location. With its thoughtful renovations and family-friendly features, it is sure to appeal to a wide range of buyers. Don't miss the chance to view this exceptional property.



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# Hall

## Kitchen/Dining Room

9'10" x 9'10" (3.0 x 3.0)

## Lounge

18'0" x 16'4" (5.50 x 5.0)

## Bathroom

8'10" x 7'6" (2.70 x 2.30)

## Bedroom 1

16'0" x 8'10" (4.90 x 2.70)

## Bedroom 2

11'9" x 8'10" (3.60 x 2.70)

## Bedroom 3

9'10" x 7'6" (3.0 x 2.30)

## Garage

## Landing



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for illustrative purposes only and should not be relied upon by prospective purchasers. The services and appliances shown have not been tested and no guarantee is given as to their working order. No warranties are given. Made with Metricon C2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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 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	



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