



BerkeleyShaw
REAL ESTATE

76 Bankhouse Drive, Liverpool, L31 8BF

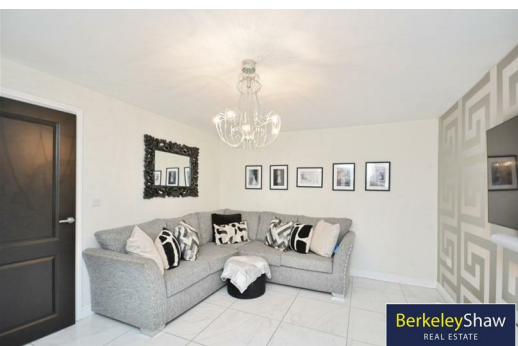
Asking Price £300,000

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.

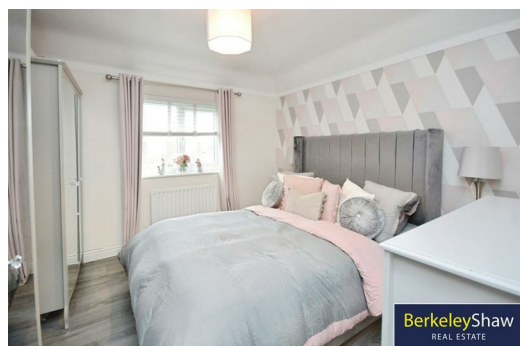
The kitchen benefits from good natural light, ample dining space and direct access to the garden, creating a convenient setting for everyday family life and informal entertaining. The separate reception room offers a distinct living area, ideal for relaxation or family time. Bedroom accommodation comprises 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.



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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	

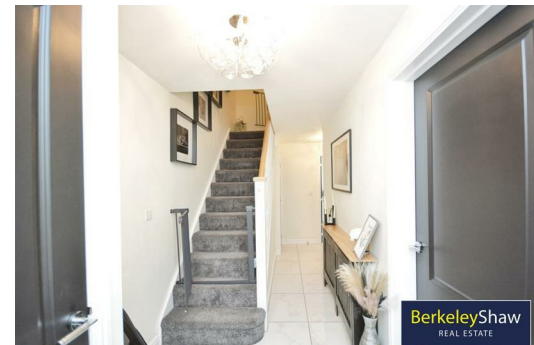
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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