



**BerkeleyShaw**  
REAL ESTATE

## 15 Turnbridge Road, Liverpool, L31 2JE

### Offers Over £250,000

Berkeley Shaw Real Estate present for sale this three-bedroom semi-detached house in a sought-after residential area of Maghull. There is potential to extend with a boarded loft and stairs access in bedroom two. The property is in good condition and well suited to families, with convenient access to local amenities and transport links.

The ground floor features two reception rooms: a separate front reception and an open-plan reception with large windows and direct access to the garden, providing a versatile living and dining space. The kitchen benefits from good natural light and also offers access to the garden, creating a practical layout for day-to-day family life.

Upstairs, the master bedroom includes built-in wardrobes, while the second bedroom is a double with stairs leading to a boarded loft, offering useful additional storage or hobby space. There is also a single third bedroom. The home has one bathroom with a separate WC. An EPC rating of C and the presence of solar panels contribute to improved energy efficiency. The property falls within Council Tax Band C.

Externally, the garden provides outdoor space for relaxation and play, and nearby walking routes are accessible from the area. The location offers public transport links, with Maghull and Old Roan stations within easy reach, providing services towards Liverpool city centre, typically around 20–25 minutes by train. Bus routes along the main roads connect to local shopping areas, schools and neighbouring communities.

Liverpool city centre, retail parks, schools and local parks are accessible by car or public transport, making this property a practical option for families seeking a well-connected home.



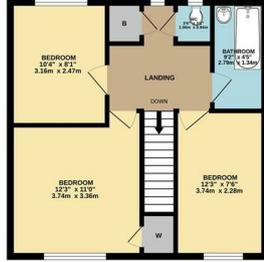
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, plans and any other data are approximate and the responsibility, either as an estate agent or on statement, this plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual layout and dimensions shown here are not intended and no guarantee as to their accuracy or efficiency can be given.  
Made with Measure 3200



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