



BerkeleyShaw
REAL ESTATE

37 Patterdale Crescent, Maghull, L31 9BH

Offers Over £360,000

Welcome to Patterdale Crescent – an exceptional five-bedroom extended semi-detached home in one of Maghull's most desirable areas. Beautifully renovated throughout, this property combines generous living space with high-quality finishes, creating an ideal home for modern family life.

At the heart of the house is the impressive open-plan kitchen, dining and living area, featuring a stylish breakfast bar and patio doors leading to the landscaped rear garden. The adjoining lounge, complete with a brand-new inset log-burning fire and elegant round bay window, is bright, spacious, and perfect for relaxing or entertaining.

To the front, a versatile additional reception room offers flexibility as a fifth bedroom or private guest suite, complete with its own contemporary en-suite shower room – ideal for extended family or visitors.

Upstairs, four further well-proportioned bedrooms provide ample space for family members, including a principal bedroom with en-suite and a modern family bathroom finished to a high standard.

The property benefits from three sleek, fully fitted bathrooms, each designed for comfort and convenience with contemporary fixtures and finishes.

Externally, there is off-road parking for up to three vehicles and a beautifully maintained rear garden – a peaceful space for outdoor dining, gardening, or play.

Located within easy reach of excellent schools, local amenities, and green open spaces, this impressive Maghull home offers a perfect balance of space, style, and practicality.



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Porch

Hall

Kitchen

11'1" x 9'1" (3.38 x 2.79)

Living/Dining Room

28'6" x 19'1" (8.71 x 5.82)

Reception Room/Bedroom 5

12'1" x 9'1" (3.69 x 2.79)

Ensuite Shower Room

3'1" x 8'5" (0.94 x 2.57)

Landing

Bedroom 1

22'4" x 9'8" (6.81 x 2.95)

Ensuite Bathroom

4'5" x 9'8" (1.37 x 2.95)

Bedroom 2

15'7" x 11'5" (4.75 x 3.48)

Bedroom 3

11'10" x 11'6" (3.61 x 3.53)

Bedroom 4

9'4" x 7'1" (2.87 x 2.18)

Family Bathroom

5'6" x 8'0" (1.68 x 2.46)

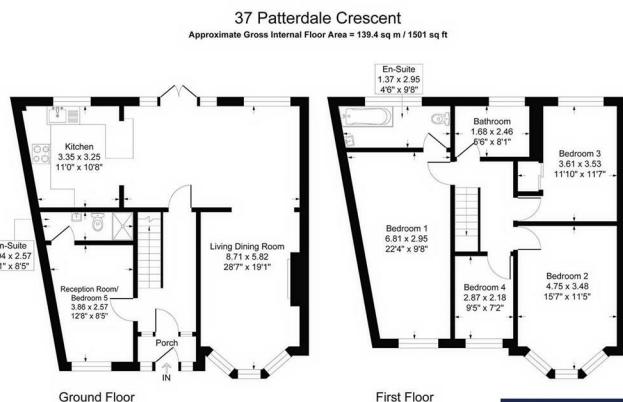
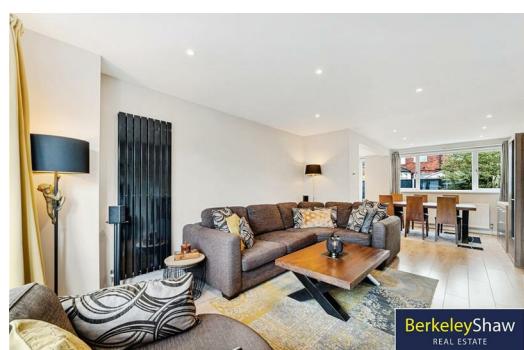


Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	73	78
(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	



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