



46 Boyer Avenue, Sefton, Merseyside L31 5NX

Offers Over £220,000

For sale: a three-bedroom semi-detached house in Maghull, Liverpool, presented in immaculate condition and well suited to first-time buyers.

The property offers a separate reception room with large windows, providing generous natural light and a comfortable living space. To the rear, an open-plan kitchen with dining space benefits from excellent natural light and direct access to the garden, creating a practical area for day-to-day living and entertaining. The garden offers useful outdoor space, complemented by a driveway to the front providing off-road parking.

Upstairs, the accommodation comprises a master bedroom, a further double bedroom and a single bedroom, providing flexibility for family living, home working or guest space. The bathroom is modern in style. The home has an EPC rating of C.

The house is well placed for local amenities in Maghull, including shops, supermarkets, cafés and services in and around the town centre. Nearby schools in the area make this location convenient for families.

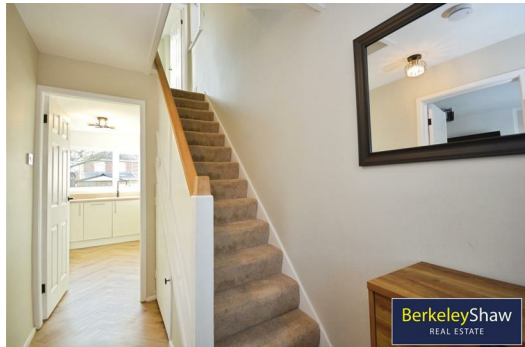
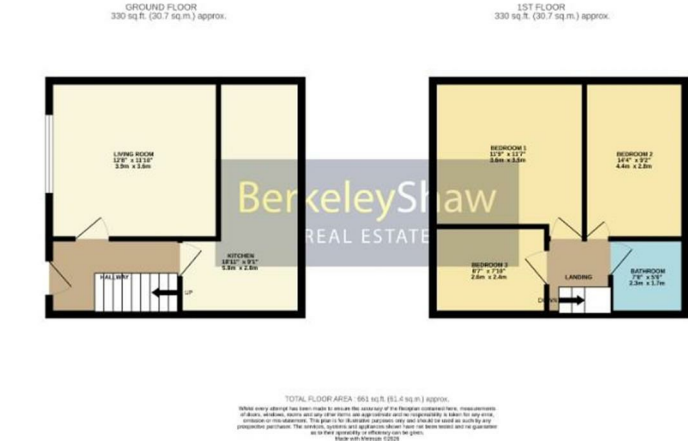
Public transport links are strong, with Maghull and Maghull North railway stations offering services into Liverpool Lime Street and central Liverpool in around 20–30 minutes, as well as connections towards Ormskirk. Local bus routes provide further options for travel around Sefton and into the city. Road connections are convenient, with access towards the M57 and M58 for wider regional travel.

Recreational spaces such as local parks and playing fields in Maghull are within easy reach, offering opportunities for walking and outdoor activities.



- Hallway
- Living Room
- Kitchen/Diner
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			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		
		84			
	70				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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