



BerkeleyShaw
REAL ESTATE

58 Lathom Drive, Liverpool, L31 9DB

Offers Over £250,000

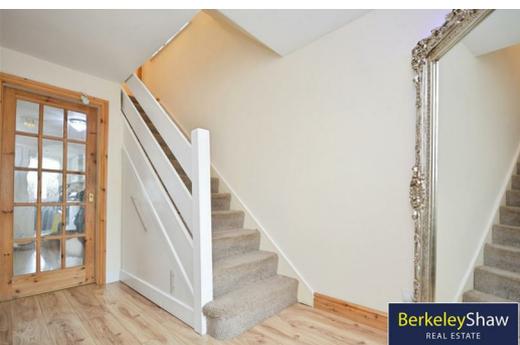
Berkeley Shaw Real Estate present this three-bedroom semi-detached house is offered for sale in a sought-after residential area of Maghull. Neutrally decorated throughout, it provides a practical layout well suited to families.

The ground floor features two reception rooms. The main reception room benefits from large windows, a fireplace, and views over the garden, with direct access outside, creating a bright and comfortable living space. The second reception room is an open-plan dining area, ideal for everyday family use and entertaining. The kitchen enjoys good natural light and also offers access to the garden.

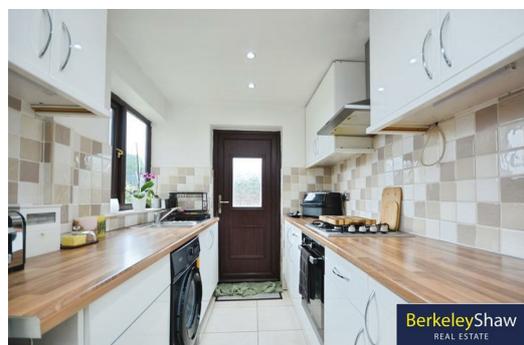
Upstairs, the master bedroom includes built-in wardrobes, providing useful storage. A further double bedroom also benefits from built-in wardrobes, while the third bedroom is a single. The bathroom is fitted with a heated towel rail and there is a separate WC.

Externally, the property includes a garden, parking, and a single garage.

Maghull is well regarded for its local amenities, including nearby shops, supermarkets, and cafés, particularly around Central Square and along Westway. Families benefit from access to nearby schools in the area. Local parks and green spaces, such as Maghull Square and surrounding playing fields, provide opportunities for leisure and recreation.



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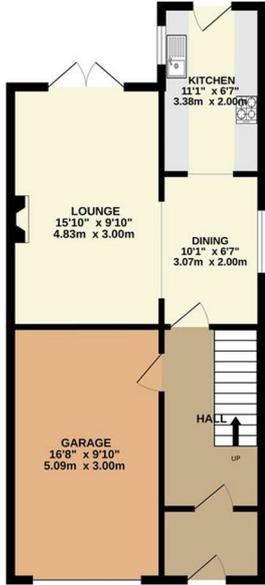
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of each window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given as to their operation or efficiency. See the guide. Made with Berkey CAD



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

