



**BerkeleyShaw**  
REAL ESTATE

## 31 Briars Lane, Liverpool, L31 6AR

### Offers Over £180,000

Berkeley Shaw Real Estate present this three-bedroom terraced house in Maghull, well placed for public transport, schools and everyday amenities.

The ground floor includes a naturally bright kitchen, benefiting from good natural light, and a reception room with large windows, providing a pleasant outlook and a useful main living and dining space. A downstairs bathroom serves the property. Upstairs, the accommodation comprises a master bedroom with built-in wardrobes, a further double bedroom and a single bedroom.

The property has an EPC rating of C and falls within Council Tax Band B.

The house is convenient for nearby schools in the Maghull and Lydiat area, making it suitable for first-time buyers looking to establish a home with access to local education. A range of local amenities, including supermarkets, independent shops and cafés, can be found in Maghull town centre and along the nearby high streets.

Public transport links are readily accessible, with Maghull and Maghull North stations both within a short drive, offering regular services into Liverpool city centre in around 20–25 minutes and towards Ormskirk and surrounding areas. Local bus services also connect the area with neighbouring districts.

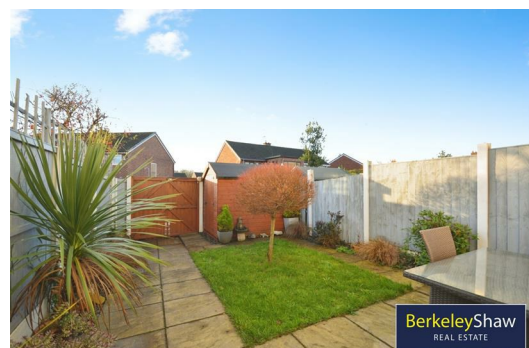
There are several green spaces and parks in the wider locality, including access to the Leeds–Liverpool Canal network and recreational areas suitable for walking and cycling. This three-bedroom terraced house represents a practical option \*\*for sale\*\* for first-time buyers seeking a well-located home with straightforward access to transport, schools and amenities.



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Living Room

Kitchen

Downstairs Bathroom

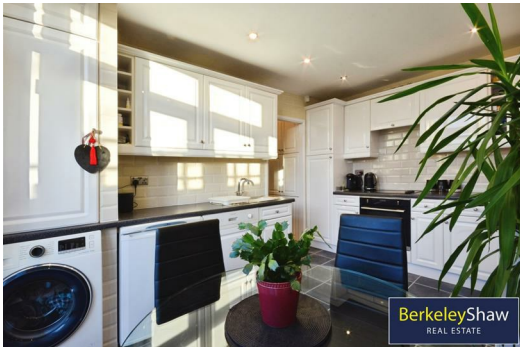
Master Bedroom

Bedroom Two

Bedroom Three

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</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		
<b>England &amp; Wales</b>		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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