



17 Coniston Road, Liverpool, L31 6BU

£280,000

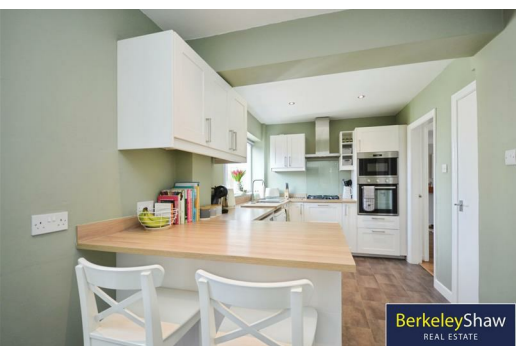
Berkeley Shaw Real Estate present this immaculate three-bedroom semi-detached house is offered ****for sale**** in the popular residential area of Maghull. Well-suited to families, the property provides two reception rooms, an open-plan kitchen, off-street parking and a single garage, together with a rear garden.

The main reception room features an open-plan layout with large windows, creating a bright, versatile living space. To the rear, a second reception room enjoys views over and direct access to the garden, forming a pleasant conservatory space ideal for everyday family use.

The open-plan kitchen benefits from good natural light, a breakfast area and direct access to the garden, offering a practical arrangement for cooking and dining. Upstairs, the accommodation comprises a master bedroom, a further double bedroom and a single bedroom. The bathroom is fitted with a rain shower and heated towel rail. The property has an EPC rating of C.

Outside, the garden offers usable outdoor space, complemented by driveway parking and a single garage.

Maghull is well served by a range of local amenities including shops, cafés and everyday services, with several nearby schools making the area particularly convenient for families. Local parks and green spaces are within easy reach, providing opportunities for walking and recreation.

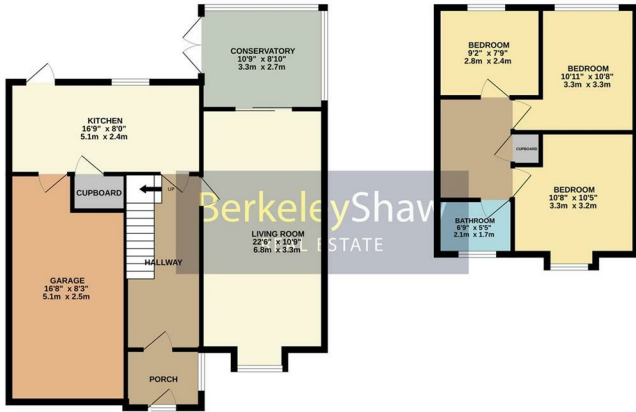


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

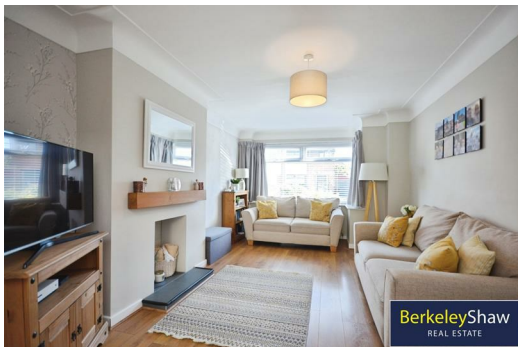
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, ceilings, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The amount, accuracy and depiction shown have not been tested and no guarantee is to be taken responsibility of accuracy is not given.
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