



BerkeleyShaw
REAL ESTATE

11A Manor House Close, Liverpool, L31 7BX

Asking Price £285,000

This neutrally decorated four-bedroom semi-detached home is offered for sale in Manor House Close, Liverpool. Designed with families in mind, the property provides versatile living spaces across three reception rooms, including open-plan areas and a conservatory with garden views and direct access to the garden—ideal for relaxing or entertaining. The property is offered with no onward chain.

Accommodation features a master bedroom with en-suite, two further double bedrooms, and a single bedroom. Three bathrooms are available: a modern family bathroom, a master en-suite, and a convenient ground floor shower room. The kitchen benefits from ample natural light, while the single garage provides secure parking or additional storage.

The home holds an EPC rating of D and falls within council tax band C.

Located in a residential area with a strong sense of community, the property is well placed for local amenities and green spaces. Local schools are found within convenient reach, making it suitable for families with children. The surrounding area is known for its parks and recreational routes, such as those in Maghull and the Leeds-Liverpool Canal walks, providing outdoor leisure opportunities.

Public transport links enhance the location's appeal. Maghull train station is approximately a 10-minute drive, offering direct services to Liverpool city centre in around 20 minutes. Frequent bus routes connect the area to nearby towns and the city for added flexibility. High street shops, cafés, and everyday conveniences are nearby in Maghull and central Liverpool.

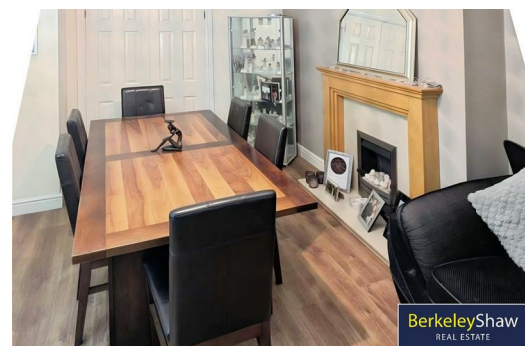
This property presents a balanced combination of family living space, practical features, and an accessible location.



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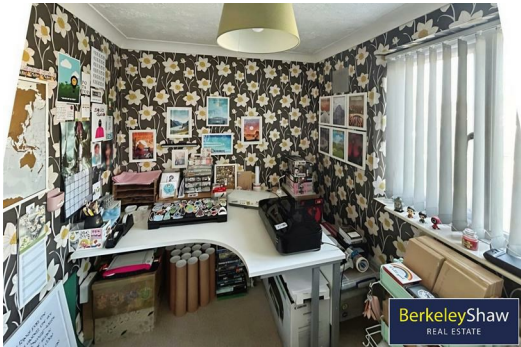
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



TOTAL FLOOR AREA: 1464sq.ft. (136.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, rooms etc may differ from those shown and no responsibility is taken for any errors, omissions or misstatements. The plan is for information only and does not constitute an offer of any property. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency at the time of sale.
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