



## 18 Withens Road, Liverpool, Merseyside L31 0BX

Offers Over £310,000

Berkeley Shaw Real Estate present this neutrally decorated four-bedroom semi-detached house in a sought-after residential area of Liverpool, offering a practical layout well suited to families.

The ground floor features two reception rooms, including an open-plan living space that provides flexible areas for seating and day-to-day family use. A second reception room, set as a conservatory with access to the garden, offers an additional area for relaxing or entertaining. The kitchen benefits from good natural light and provides dining space, making it suitable for family meals.

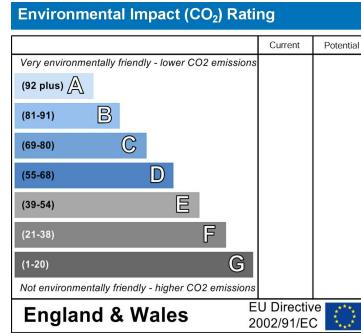
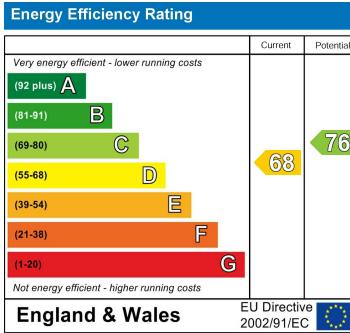
Upstairs, the property offers a master bedroom, two further double bedrooms and a single bedroom, providing a range of sleeping arrangements or potential for a home office. The bathroom includes a separate shower. The home has an EPC rating of D and falls within Council Tax Band C.

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

Located in the L31 area of Liverpool, the property is well placed for local amenities in Maghull and the surrounding district, including supermarkets, independent shops and cafés. Nearby schools serve the local community, making the area attractive to families. Local green spaces and parks around Maghull and Lydiate provide opportunities for walking and outdoor activities.

Public transport links are accessible, with Maghull and Maghull North railway stations within a short drive, offering services into Liverpool city centre in around 20–25 minutes and towards Ormskirk. Road connections via the A59 and M57/M58 provide convenient access to wider Merseyside and beyond.





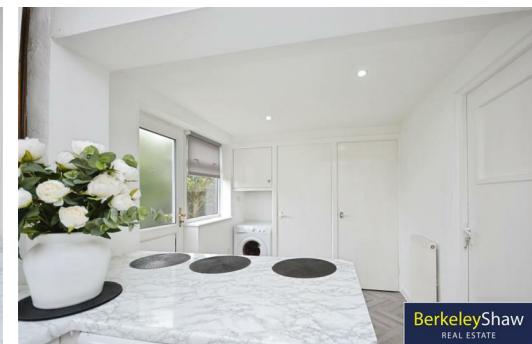
GROUND FLOOR  
890 sq ft. (82.7 sq m.) approx.

1ST FLOOR  
582 sq ft. (54.1 sq m.) approx.



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TOTAL FLOOR AREA: 1472 sq ft. (136.8 sq m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements are approximate and no dimensions should be relied upon for any purpose. The floor plan is for illustration purposes only and should not be used as such by any prospective purchaser. The information contained in this document has been derived and/or generated by BerkeleyShaw and no guarantee as to their accuracy or efficiency can be given.  
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