



175 Eastway, Liverpool, Merseyside L31 6AZ

Offers Over £230,000

****Stylish Semi-Detached Home in Prime Maghull Location****

Located in a sought-after location opposite the picturesque Glenn Park, this delightful three-bedroom semi-detached home offers a fantastic blend of comfort, convenience, and potential. Perfectly suited for growing families, professionals, or those looking to put their own stamp on a property, this home is ready for its next chapter.

As you step inside, you're welcomed by well-proportioned living spaces, designed to offer both practicality and charm. The bright and airy lounge flows seamlessly into a spacious dining area, providing the ideal setting for entertaining or relaxing. The kitchen, while functional, presents a wonderful opportunity for modernisation to suit your personal style.

Upstairs, you'll find three generously sized bedrooms. The family bathroom and WC are currently separate but could be knocked together to create one large luxury bathroom.

One of this home's standout features is its sunny rear garden – the perfect spot for outdoor gatherings, gardening enthusiasts, or simply unwinding after a long day. With driveway parking and an integral garage ripe for conversion, the possibilities are endless – whether it's a home office, playroom, or additional living space.

Situated close to well-regarded schools and local amenities, this property offers exceptional convenience, while still maintaining a peaceful, suburban feel. With potential to upgrade and extend, this is an exciting opportunity to create a truly bespoke home in a fantastic location.



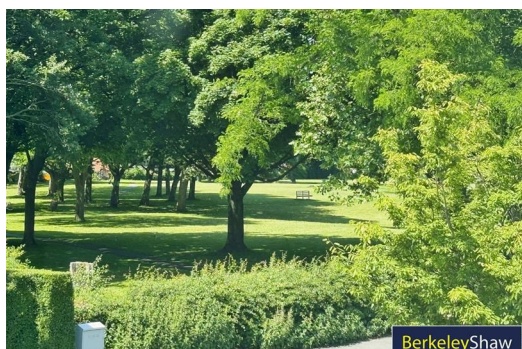
- Porch
- Lounge
- Dining Room
- Kitchen
- Garage
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- WC
- Bathroom



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, beam and any other fixed and structural work are approximate and do not constitute a guarantee or warranty. The purchaser, lessee and any other third party shall be responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and appropriateness of the information contained herein is not guaranteed. Berkeley Shaw Real Estate Ltd. is not responsible for any errors or omissions. Made with Homestyler.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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			69
(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	



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