



## 8 Heron Way, Maghull, L31 1LS

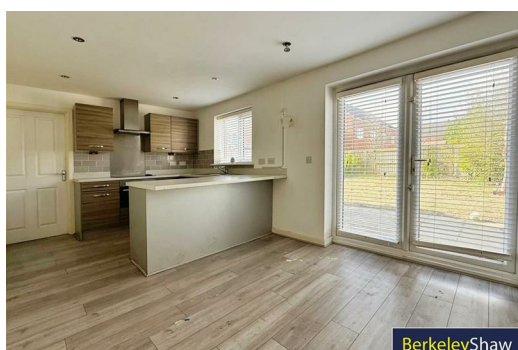
Asking Price £280,000

Built in 2018, this 4 bedroom, 3 bathroom, DETACHED property spans an impressive 1,076 square feet, providing ample space for families or those seeking a little extra room to breathe.

The house features two reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The open-plan kitchen and dining area is perfect for young families to eat, dine and relax together whilst looking onto your sunny rear GARDEN. With 4 well-proportioned bedrooms, there is plenty of space for everyone. The property also boasts an en-suite bedroom and a downstairs WC ensuring convenience and privacy for all occupants. With an integral GARAGE which has been converted into a gym but this flexible space could provide a home office or family room.

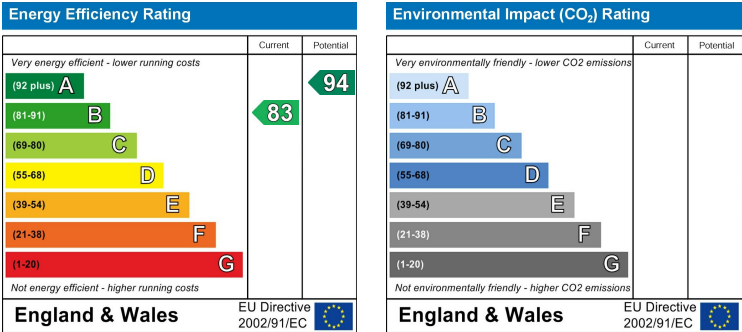
Outside to the front is DRIVEWAY parking, accommodating up to three vehicles, which is a rare find in many areas. This practical aspect adds to the overall appeal, making it an excellent choice for families or individuals with multiple cars. To the rear is a family friendly garden with grass lawn ideal for playing and alfresco dining in the summer months.

Situated in a friendly neighbourhood, close to excellent SCHOOLS, this property is perfect for those looking to enjoy a peaceful lifestyle while still being close to local amenities and motorway links. Whether you are a first-time buyer or seeking a family home, this house on Heron Way is a wonderful opportunity to create lasting memories in a modern and stylish setting. Don't miss the chance to make this lovely property your new home.





- Lounge
- Kitchen/Dining Room
- Utility
- Downstairs WC
- Garage/Gym
- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Landing

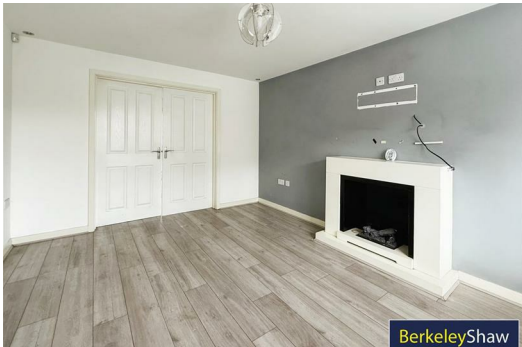


GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, floors and any other parts are approximate and are not intended to be used for any purpose other than as a guide only. The plan is for illustrative purposes only and should be used in conjunction with any other information provided. The actual, current and potential values for any property should be given as to their accuracy or efficiency can be given. Made with Measure (2020)



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

