



**BerkeleyShaw**  
REAL ESTATE

## 8 Aldykes, Liverpool, L31 6AU

Asking Price £200,000

Berkeley Shaw Real Estate present a two-bedroom semi-detached house in Maghull, requiring renovation and offering clear potential for improvement.

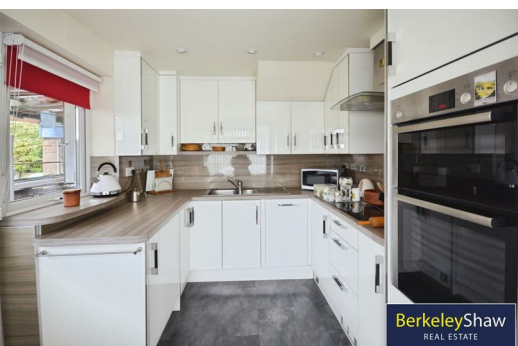
The property is well placed for local amenities including shops, cafés and everyday services found in nearby Maghull Square and Central Square. Green space is within easy reach, with Jubilee Park and local playing fields offering walks and recreational areas.

The ground floor provides two open-plan reception rooms. One reception room features large windows, a fireplace and a front garden view, while the second reception room also enjoys open-plan living with direct access to the back garden. The kitchen benefits from natural light and has access to the side garden, supporting a practical ground floor layout.

On the first floor there are two bedrooms: a master bedroom with garden views and a further double bedroom. A first floor bathroom serves both bedrooms. The property has an EPC rating of C and falls within Council Tax band C.

The garden provides outdoor space for relaxation or further landscaping, and complements the internal accommodation.

Public transport links are accessible via nearby Maghull and Maghull North railway stations, which offer regular services into Liverpool city centre, typically in around 20–25 minutes, and towards Ormskirk. Local bus routes further connect the area with surrounding districts. Road links via the A59 provide convenient access towards Liverpool, Ormskirk and the wider motorway network.



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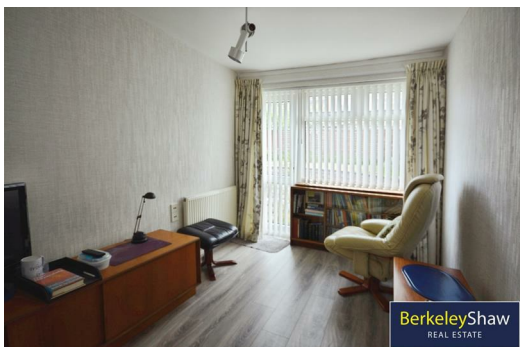
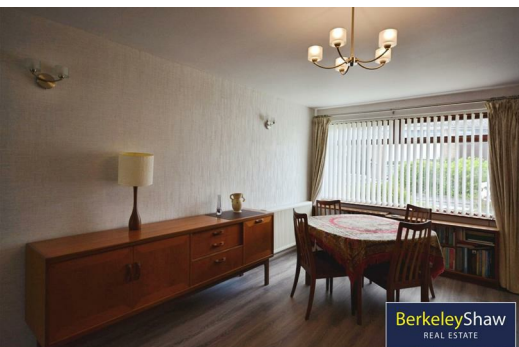
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 773 sq ft (71.8 sq m) approx.  
Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time of writing.



Berkeley Shaw Estate Agents Limited.  
 Company No. 0784754

Berkeley Shaw Real Estate Limited.  
 Company No. 05206927

