



BerkeleyShaw
REAL ESTATE

9 Birch Close, Liverpool, L31 6AN

Offers Over £170,000

Berkeley Shaw Real Estate present this three-bedroom end of terrace house is offered for sale in Maghull. This home represents an opportunity for buyers seeking a property that can be tailored to their requirements.

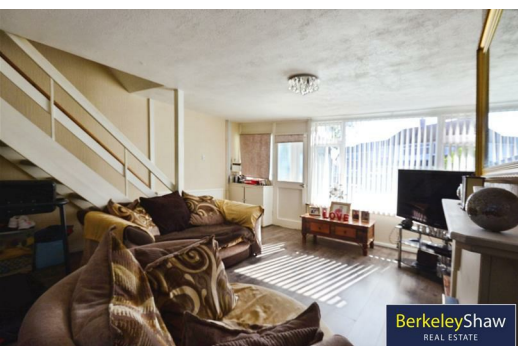
The ground floor comprises one reception room with large windows and a fireplace, arranged in an open-plan layout that lends itself to flexible living and dining arrangements. There is one kitchen and one bathroom, with the bathroom benefiting from a rain shower.

Upstairs, the master bedroom includes built-in wardrobes, providing integrated storage. The second bedroom is a double room, also with built-in wardrobes, while the third bedroom is a single. The property has a garden, offering outdoor space for relaxation or family use. The EPC rating is C.

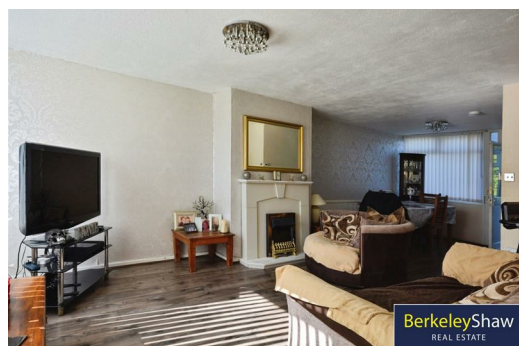
Maghull is known for its local amenities, including nearby shops, cafés and everyday services, with green spaces and walking routes accessible in the surrounding area. The location offers access to nearby schools, supporting the needs of families and those planning for the future.

Public transport links are available via Maghull and Maghull North railway stations, which provide regular services into Liverpool city centre, with typical journey times of around 20–25 minutes. Road connections offer routes towards the wider Merseyside area.

This property may be of particular interest to first time buyers looking to create a home to their own specification in a sought after location.



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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			
		69	83
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			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
451 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other parts are approximate and responsibility is taken for any error. Dimensions of the furniture, fixtures and fittings are approximate and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency for the given.
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