



BerkeleyShaw
REAL ESTATE

27 Coniston Road, Liverpool, L31 6BU

Offers Over £360,000

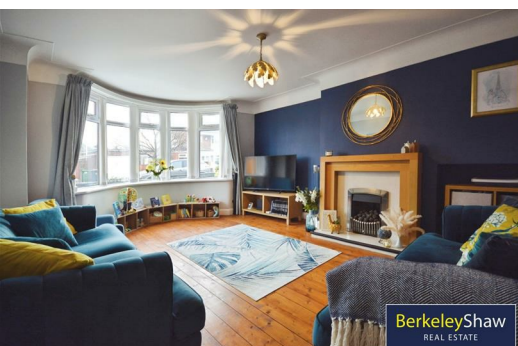
Berkeley Shaw Real Estate present this five-bedroom semi-detached house in Maghull, Liverpool, offering well-planned accommodation suited to families.

The ground floor features a separate reception room with large windows, providing a bright living area. To the rear, an open-plan kitchen forms the heart of the home, with defined dining and breakfast areas and good natural light. A useful utility room supports the kitchen, and there is a convenient downstairs WC.

The bedroom layout is arranged over the upper floors. The master bedroom is complemented by two further double bedrooms, one with built-in wardrobes, and a single bedroom. A loft conversion provides an additional double bedroom/loft room, adding flexible space for guests, teenagers or home working. The property benefits from a main bathroom with heated towel rail, an additional shower room and the downstairs WC, giving three bathrooms in total.

Externally, there is a driveway providing off-road parking and a single garage which can be accessed through the utility room.

The property is located in a sought-after residential area of Maghull, well placed for local amenities including shops, supermarkets and cafés in Maghull town centre. Nearby green spaces such as Maghull Square's surrounding parks and the Leeds-Liverpool Canal towpaths offer pleasant walking routes.



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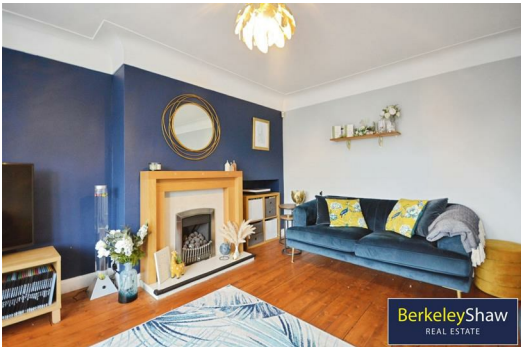
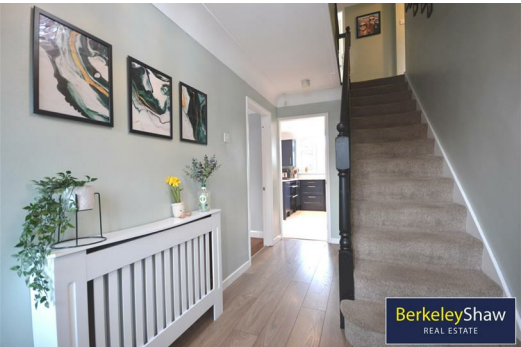
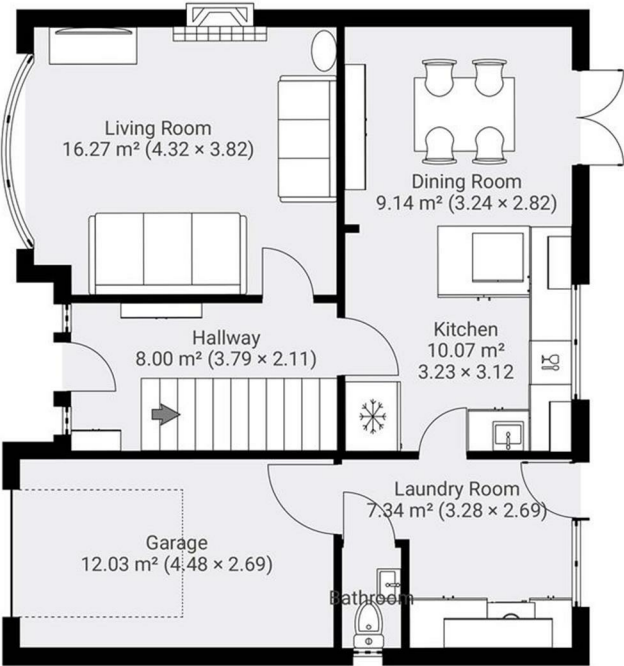


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- Hallway
- Living Room
- Kitchen and Dining Area
- Utility Room
- WC
- Single Garage
- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Shower Room
- Bedroom Four
- Loft Bedroom

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	77
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 	



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