



**BerkeleyShaw**  
REAL ESTATE

## 8 Dale Close, Liverpool, L31 8EB

£260,000

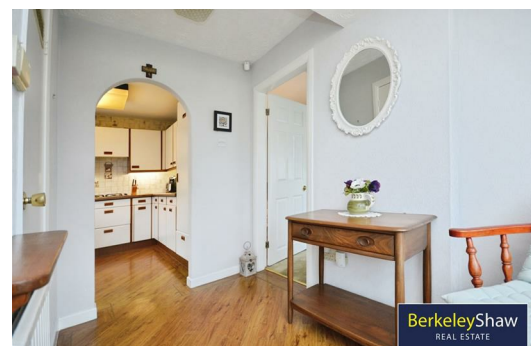
Berkeley Shaw Real Estate present this immaculate two-bedroom semi-detached bungalow in a sought-after residential area of Liverpool, within the L31 district. The property benefits from practical single-level living and is well positioned for local amenities, green spaces and transport links.

Accommodation comprises two reception rooms: the first featuring large windows with a pleasant garden view, and the second offering an open-plan layout with direct access to the garden, ideal for everyday living and entertaining. The kitchen enjoys good natural light, creating a bright and functional space. There are two bedrooms, including a master bedroom with built-in wardrobes and a further double bedroom. A modern shower room serves the property.

Externally, the bungalow includes a single garage, driveway parking and a courtyard-style outside area, contributing to low-maintenance outdoor space.

The location offers convenient access to local shops, supermarkets and cafés found in nearby Maghull and surrounding L31 neighbourhoods, while attractive green spaces and parks are within easy reach for walking and recreation. Families will find a selection of primary and secondary schools in the wider area.

Public transport links are accessible via nearby Maghull and Maghull North railway stations, with regular services into Liverpool city centre typically taking around 20–25 minutes, as well as connections towards Ormskirk.

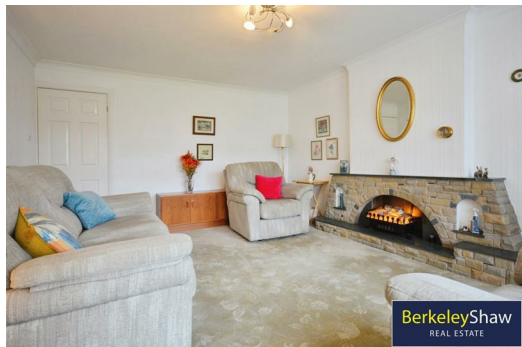


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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: 193.5 SQ. FT. (17.8 SQ. M.) APPROX.  
 Whilst every effort has been made to ensure the accuracy of the BerkeleyShaw floor plan, measurements of items, fixtures, fittings and any other items are not intended to be used as a basis for any construction or other purposes. This plan is for information purposes only and should not be used for any other purpose. The actual layout and dimensions may vary from those shown on the plan. Please refer to the floor plan for more details.



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