



BerkeleyShaw
REAL ESTATE

6 Old Racecourse Road, Liverpool, L31 8AW

Offers Over £380,000

This three-bedroom detached house is offered ****for sale**** in a sought-after residential area of Maghull, close to a range of local amenities, schools and public transport links. The property needs modernising, providing an opportunity for buyers to update and personalise to their own requirements.

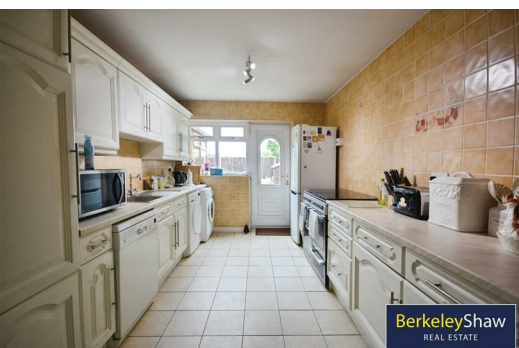
The ground floor includes two reception rooms: a main open-plan reception with large windows and a fireplace which leads into a dining area and a conservatory with direct access to the garden, creating a useful additional living. The kitchen also benefits from natural light and has access to the garden. A ground floor bathroom and ground floor bedroom completes the accommodation on this level.

Upstairs, there is a master bedroom, along with one further double bedroom, offering practical space for families. The first floor also boasts a shower room. Outside, the property includes parking and a single garage.

The location provides convenient access to local shops, supermarkets and everyday amenities, with a choice of nearby primary and secondary schools in the Maghull and Aintree areas. Green spaces such as local playing fields and parks are within easy reach for walking and leisure.

Public transport links are good, with nearby rail services from Maghull and Aintree stations offering routes into Liverpool city centre in around 20–25 minutes, and connections towards Ormskirk and Southport. Regular bus services operate along local routes, providing further links to surrounding districts. Road connections are accessible via the A59, giving routes towards the city centre and the wider motorway network.

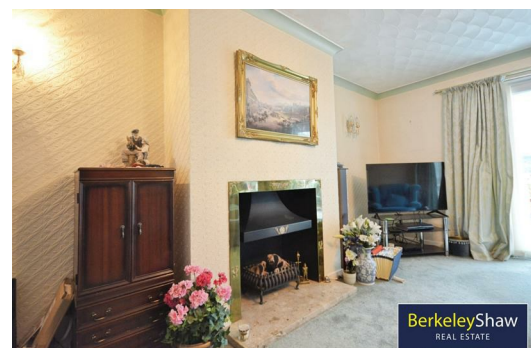
Council Tax Band: D. This property is likely to appeal to families seeking a house to modernise in a well-connected location.



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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	75
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
1397 sq.ft. (129.8 sq.m.) approx.

1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



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