



BerkeleyShaw
REAL ESTATE

8 Dover Road, Liverpool, L31 5JF

£300,000

Berkeley Shaw Real Estate present this four-bedroom semi-detached house is for sale in a sought-after residential area of Liverpool, well placed for families seeking good local amenities and nearby schools.

The property is in good condition and offers three reception rooms, providing flexible living space. To the rear, an open-plan reception room enjoys direct access to the garden, creating a practical area for everyday living and entertaining. A further open-plan reception and a separate snug provide additional seating or family areas.

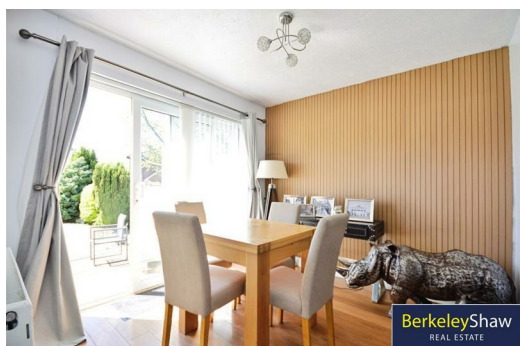
The open-plan kitchen benefits from natural light and includes a defined breakfast area, making it a functional hub of the home. Upstairs, the master bedroom features built-in wardrobes and an en-suite bathroom. There are two further double bedrooms and a single bedroom, suitable for children, guests or a home office. A family bathroom serves the remaining bedrooms. The property has an EPC rating of D and falls within Council Tax Band C.

Outside, the garden offers valuable outdoor space for play, relaxation or gardening.

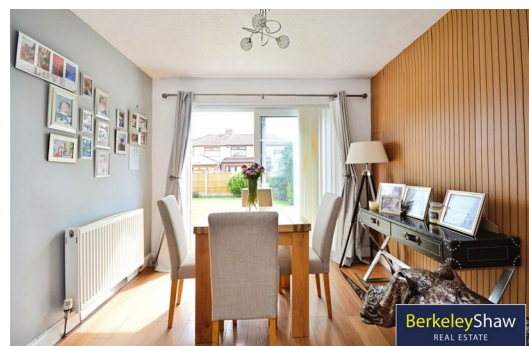
The location provides convenient access to local shops, cafés and everyday services in the surrounding L31 area, with additional facilities available in nearby Maghull and the wider Liverpool region. Families benefit from a choice of nearby primary and secondary schools.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

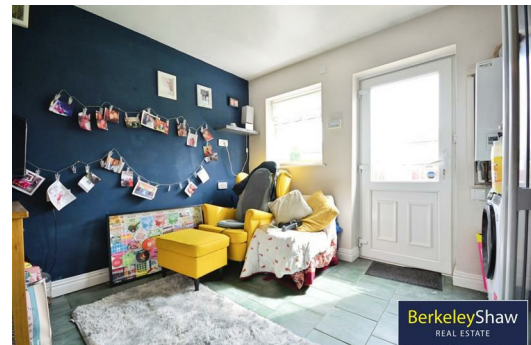
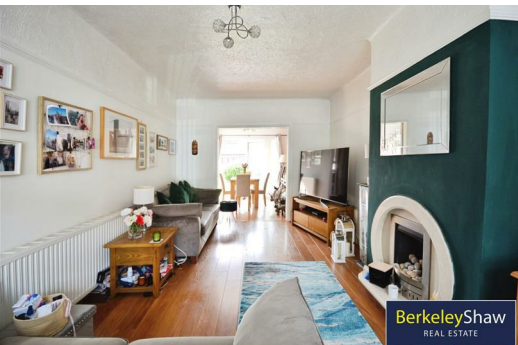
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1549 sq ft. (143.9 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms, etc. are approximate and no responsibility is taken for any error. It is advised that prospective purchasers should verify the accuracy of the floorplan and measurements on site. The services, systems and appliances shown here are not guaranteed and no guarantee is made as to their operability or efficiency prior to sale.

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