



17 Coniston Road, Liverpool, L31 6BU

Offers Over £270,000

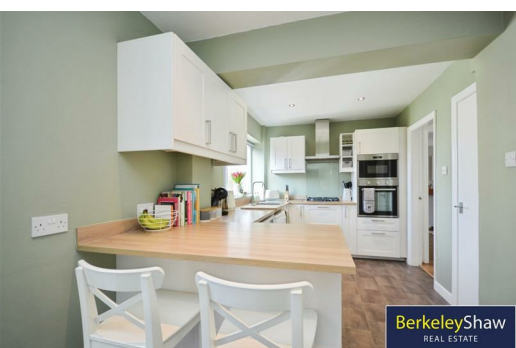
Berkeley Shaw Real Estate present this immaculate three-bedroom semi-detached house is offered **for sale** in the popular residential area of Maghull. Well-suited to families, the property provides two reception rooms, an open-plan kitchen, off-street parking and a single garage, together with a rear garden.

The main reception room features an open-plan layout with large windows, creating a bright, versatile living space. To the rear, a second reception room enjoys views over and direct access to the garden, forming a pleasant conservatory space ideal for everyday family use.

The open-plan kitchen benefits from good natural light, a breakfast area and direct access to the garden, offering a practical arrangement for cooking and dining. Upstairs, the accommodation comprises a master bedroom, a further double bedroom and a single bedroom. The bathroom is fitted with a rain shower and heated towel rail. The property has an EPC rating of C.

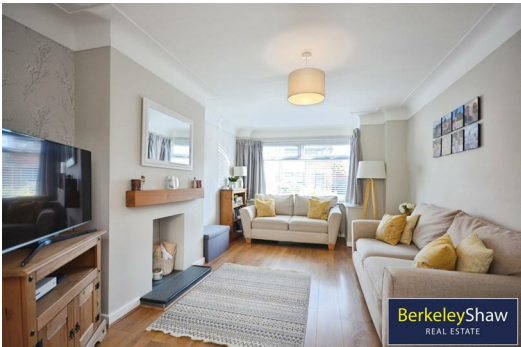
Outside, the garden offers usable outdoor space, complemented by driveway parking and a single garage.

Maghull is well served by a range of local amenities including shops, cafés and everyday services, with several nearby schools making the area particularly convenient for families. Local parks and green spaces are within easy reach, providing opportunities for walking and recreation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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