BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
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48 Eider Close, Maghull, L31 1GR

Asking Price £360,000

This immaculate four-bedroom detached house is offered **for sale** in a sought-after residential area of Maghull, ideally positioned for families seeking good schools, green space and convenient transport links.

The property features a bright open-plan kitchen with ample natural light and dedicated dining space, providing a functional hub for day-to-day living and entertaining. A well-proportioned reception room benefits from large windows, a media wall and direct access to the garden, creating a strong connection between indoor and outdoor areas. The rear garden offers valuable private outdoor space, complemented by a single garage providing additional storage and parking.

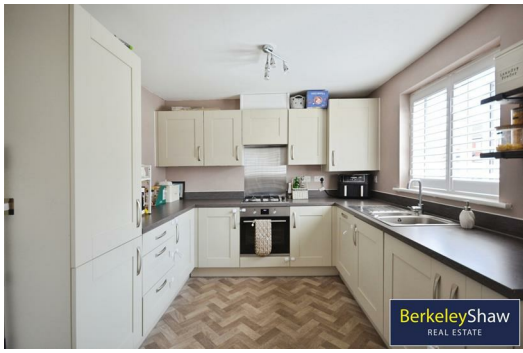
Bedroom accommodation is well arranged, including a master bedroom with en-suite and a further double bedroom with en-suite, alongside two additional double bedrooms. The property offers three bathrooms in total, incorporating features such as a rain shower and multiple en-suite facilities, supporting comfortable family living. The home has an EPC rating of B and falls within Council Tax Band E.

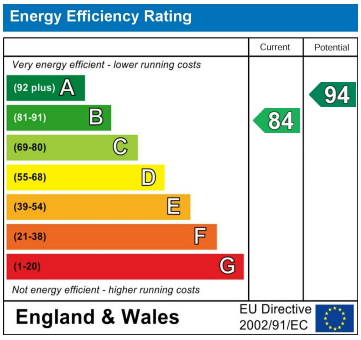
Maghull provides a range of local amenities, including nearby schools and established walking routes along the Leeds–Liverpool Canal and surrounding green spaces. Maghull and Maghull North railway stations offer regular services to Liverpool, typically reaching the city centre in around 25–30 minutes, with connections onwards across the region. Local bus routes and road links via the A59 and M57/M58 give straightforward access to nearby towns and employment centres.

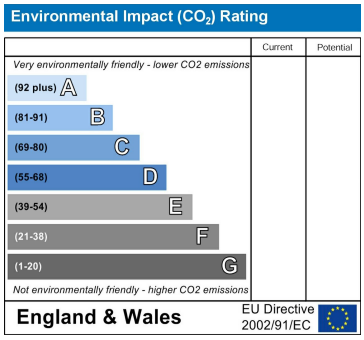
This property presents a practical family home in a well-connected Maghull location.

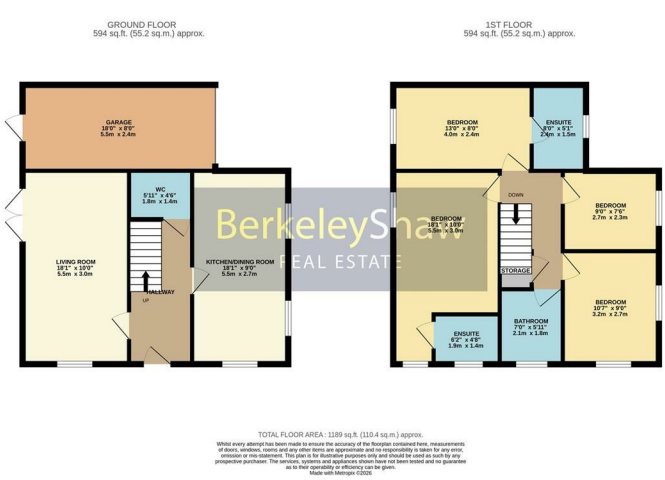


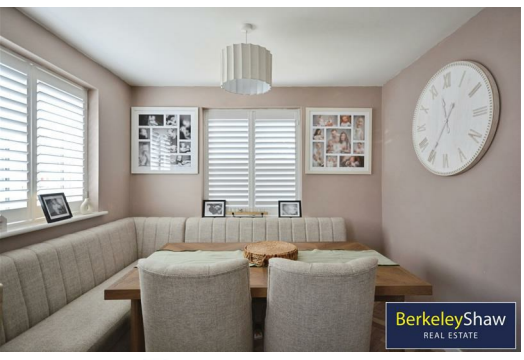


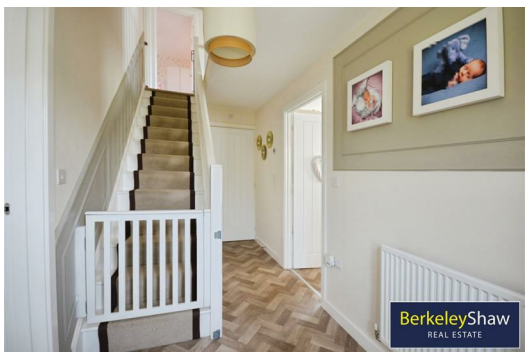


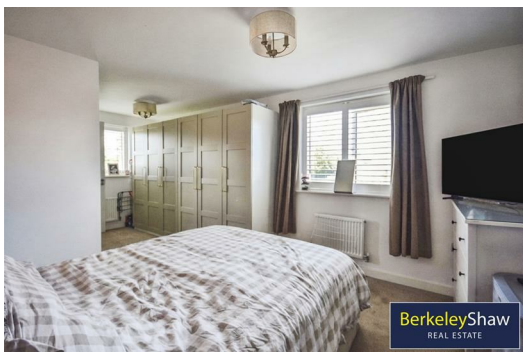

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
94
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.
1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.
GARAGE
18'0" x 8'0"
5.5m x 2.4m
WC
5'11" x 4'6"
1.8m x 1.4m
LIVING ROOM
18'1" x 10'0"
5.5m x 3.0m
KITCHEN/DINING ROOM
18'1" x 9'0"
5.5m x 2.7m
HALLWAY
BEDROOM
13'0" x 8'0"
4.0m x 2.4m
ENSUITE
7'9" x 5'1"
2.4m x 1.5m
BEDROOM
18'1" x 10'0"
5.5m x 3.0m
DOWN
BEDROOM
9'0" x 7'6"
2.7m x 2.3m
STORAGE
BEDROOM
10'7" x 9'0"
3.2m x 2.7m
BATHROOM
7'0" x 5'11"
2.1m x 1.8m
ENSUITE
6'2" x 4'6"
1.9m x 1.4m
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TOTAL FLOOR AREA : 1189 sq.ft. (110.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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