



## 8 Thirlmere Close, Liverpool, L31 9BD

### Offers Over £260,000

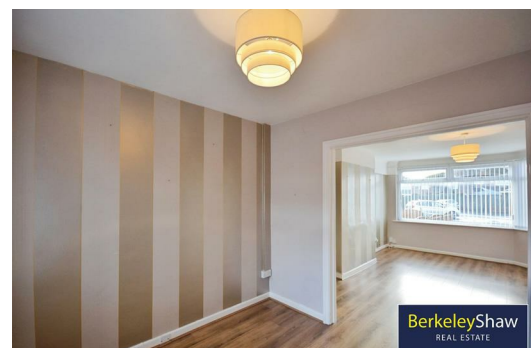
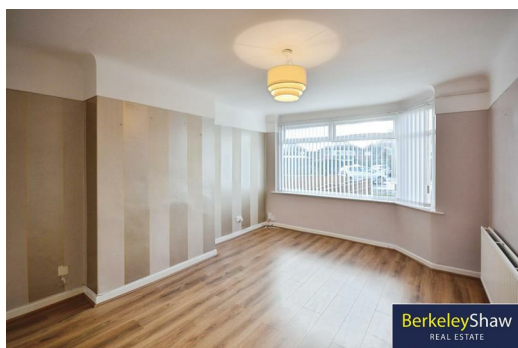
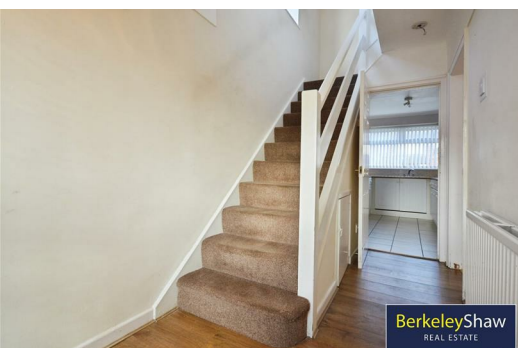
Berkeley Shaw Real Estate present this three-bedroom semi-detached property located in a sought-after area of Maghull, ideally suited to first time buyers. The property offers development potential, providing an excellent opportunity for customisation.

The residence features an open-plan reception room, with one area overlooking the garden and the other benefiting from large windows that create bright, versatile spaces for dining and relaxing. The kitchen receives ample natural light, offering a pleasant environment for everyday cooking and dining.

Accommodation includes a master bedroom complete with built-in wardrobes, a double bedroom, and a single bedroom.

A private garden offers space for outdoor activities or gardening, while a single garage provides secure parking or convenient storage. The property is within Council Tax Band C.

Situated on Thirlmere Close, the property enjoys proximity to a range of local amenities, including shops and cafés, making daily errands and leisure activities easily accessible. There are nearby schools to accommodate families with children. The popular town of Maghull is just a short drive away, offering access to further retail, dining, and leisure facilities.



| 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<br>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<br>EU Directive 2002/91/EC                      |         |           |

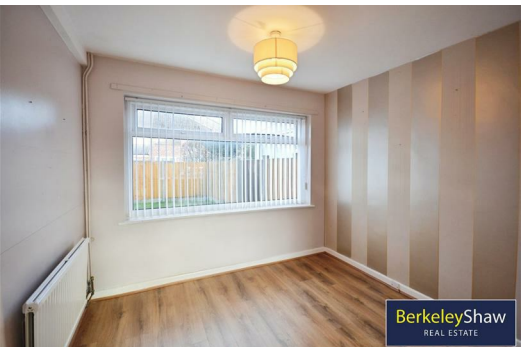
GROUND FLOOR

1ST FLOOR

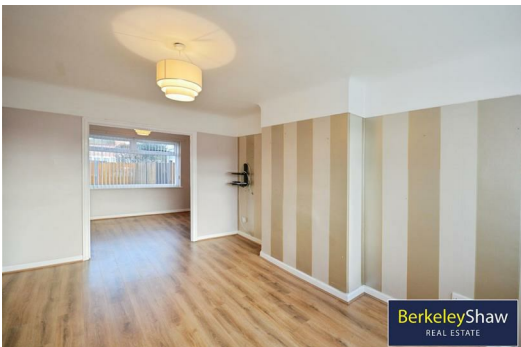


While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or reliability can be given.

Drawn with Hertsplan 12/12/15



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