



164 Liverpool Road South, Maghull, L31 7AJ

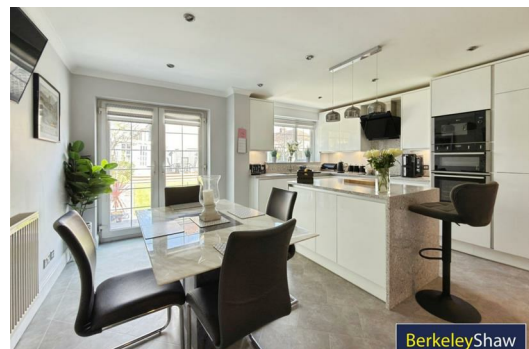
Asking Price £350,000

This three-bedroom semi-detached house is offered for sale in Maghull, providing an immaculate interior and convenient access to local amenities and public transport links.

The ground floor features two reception rooms, one of which offers direct access to the garden, providing a versatile layout for both relaxation and dining. The kitchen includes a central island, creating a practical focal point for cooking and informal meals, and connects well with the open-plan elements of the living space. Upstairs, the master bedroom benefits from built-in wardrobes, as does the second double bedroom, offering useful integrated storage. The bathroom is fitted with a rain shower and heated towel rail. The property also includes a garden, adding valuable outdoor space.

Maghull offers a range of local amenities including shops, supermarkets and cafés, particularly around Central Square and Westway, all within easy reach of the property. For families, the area is known for its selection of primary and secondary schools within the wider Maghull catchment.

Public transport links are strong, with Maghull and Maghull North railway stations accessible by a short drive or bus journey, providing regular services into Liverpool Lime Street in around 20–25 minutes, and to Ormskirk in approximately 15 minutes. Local bus routes along the main road connect to surrounding districts and into Liverpool, offering further commuting options. Nearby green spaces and parks around Maghull, as well as access to the Leeds and Liverpool Canal, provide opportunities for walking, cycling and leisure.



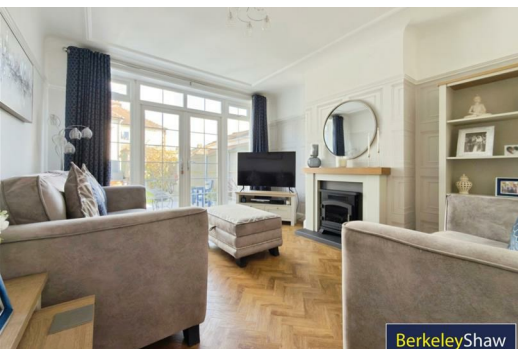
- Hall
- Front Lounge
- Living Room
- Kitchen Dining
- Utility
- Garage
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, ceiling, rooms and any other levels are approximate and no responsibility is taken for any error or omission in the drawings. They plan is for illustrative purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency on the ground.
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