BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



13 Brook Road, Liverpool, L31 3EG

£800,000

Berkeley Shaw Real Estate present this Edwardian six-bedroom semi-detached home in a sought-after residential area of Maghull. Surrounded by established green spaces and properties of historical character, it provides generous and well-planned accommodation suitable for families.

The property offers four separate reception rooms, providing distinct areas for living, dining, and family use. One reception room features garden views with direct access to the garden, creating a pleasant outlook and an easy flow to outdoor space. Two further reception rooms include fireplaces, and another benefits from stained glass windows, adding period charm.

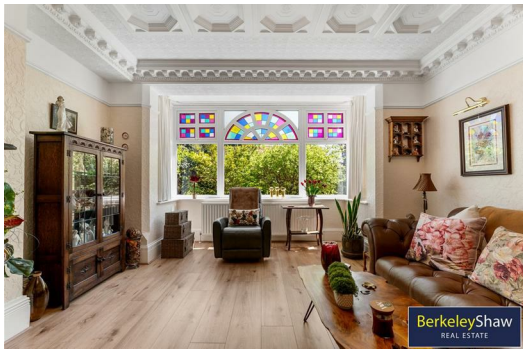
The kitchen enjoys good natural light and is supported by a separate utility room, helping to keep household tasks neatly organised. Sleeping accommodation is arranged over six double bedrooms, including a master bedroom with en-suite and walk-in closet, offering a private and practical main suite. The family bathroom includes a free-standing bath.

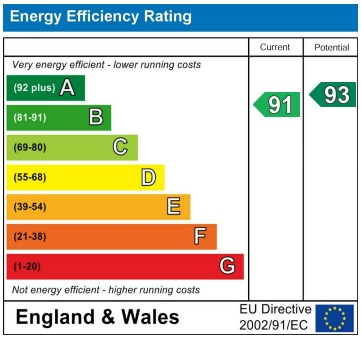
Externally, the house features a garden, providing outdoor space for recreation and relaxation, together with a double garage offering secure parking and storage.

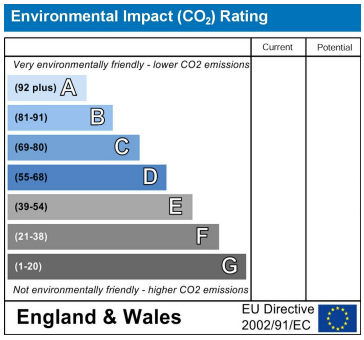
Maghull is well regarded for its balance of local amenities and green surroundings. Nearby you will find local parks, canal-side walks, and a range of shops and services in Maghull town centre. Families are well served by local schools in the wider area, along with community facilities and sports clubs.

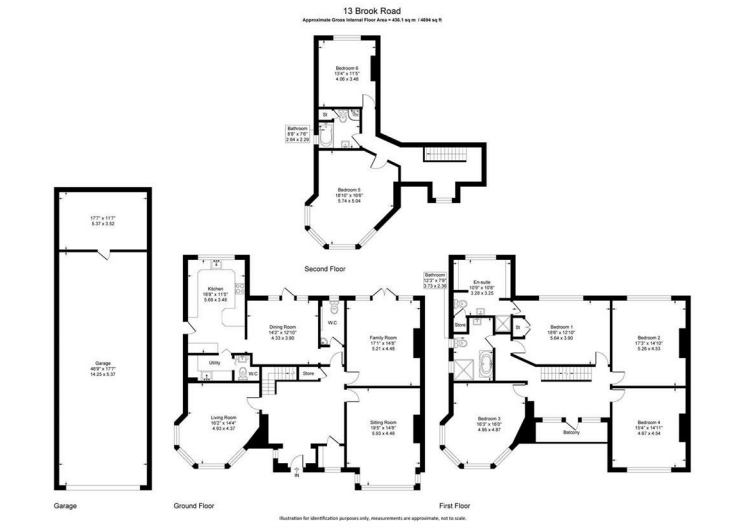




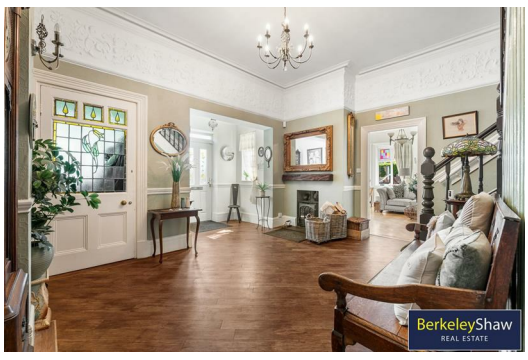


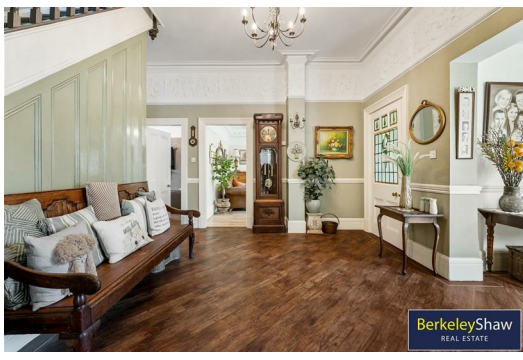












2022 PROPERTY AGENCY OF THE YEAR YM LIVERPOOL

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