



**BerkeleyShaw**

## 8 Heron Way, Maghull, L31 1LS

Asking Price £290,000

Built in 2018, this 4 bedroom, 3 bathroom, DETACHED property spans an impressive 1,076 square feet, providing ample space for families or those seeking a little extra room to breathe.

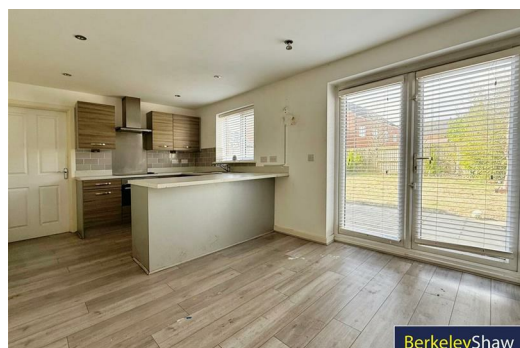
The house features two reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The open-plan kitchen and dining area is perfect for young families to eat, dine and relax together whilst looking onto your sunny rear GARDEN. With 4 well-proportioned bedrooms, there is plenty of space for everyone. The property also boasts an en-suite bedroom and a downstairs WC ensuring convenience and privacy for all occupants. With an integral GARAGE which has been converted into a gym but this flexible space could provide a home office or family room.

Outside to the front is DRIVEWAY parking, accommodating up to three vehicles, which is a rare find in many areas. This practical aspect adds to the overall appeal, making it an excellent choice for families or individuals with multiple cars. To the rear is a family friendly garden with grass lawn ideal for playing and alfresco dining in the summer months.

Situated in a friendly neighbourhood, close to excellent SCHOOLS, this property is perfect for those looking to enjoy a peaceful lifestyle while still being close to local amenities and motorway links. Whether you are a first-time buyer or seeking a family home, this house on Heron Way is a wonderful opportunity to create lasting memories in a modern and stylish setting. Don't miss the chance to make this lovely property your new home.



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- Lounge
- Kitchen/Dining Room
- Utility
- Downstairs WC
- Garage/Gym
- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Landing

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

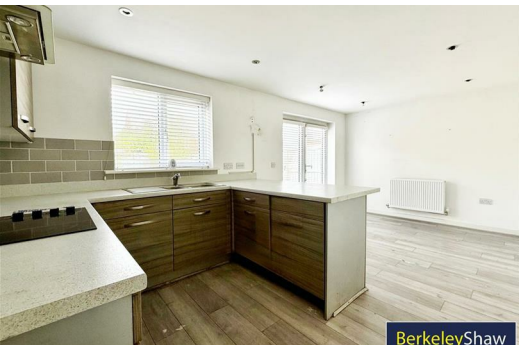
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2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

GROUND FLOOR

1ST FLOOR



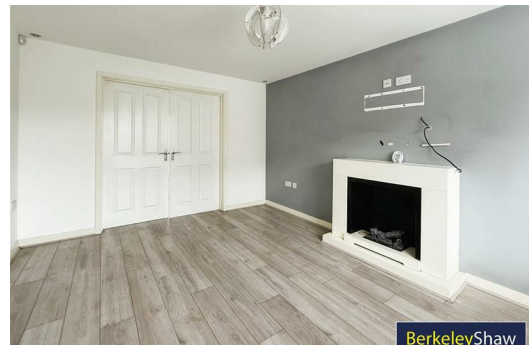
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, walls and any other parts are approximate and the responsibility of the client for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any professional practitioner. The actual, systems and equipment installed here are their own and no guarantee as to their operability or efficiency can be given. Made with NetScout (2022)



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