



292 Liverpool Road South, Liverpool, L31 7DH

Offers Over £325,000

Are you looking to create your perfect FOREVER home? This spacious 3 bedroom detached property could be the ideal renovation project for you. With large mature sunny gardens and driveway parking for 2 cars plus an integral garage there is space to convert and or extend. Located in popular area of Maghull close to excellent schools, shops and Leeds to Liverpool Canal.

To the first floor home features three comfortable DOUBLE bedrooms, providing ample space for relaxation and rest. The single bathroom is conveniently located, ensuring ease of access for all residents.

Outside to the rear is a large garden with grass lawn, bordered with mature trees and flowering bushes. There is a handy brick store to the side of the house for gardening equipment.

Overall, this detached house on Liverpool Road South offers a wonderful blend of comfort, space, and practicality, making it a perfect place to call home. Whether you are looking to settle down or invest, this property is sure to meet your needs.



- Hall
- Front Room
- Sitting Room
- Kitchen
- Landing
- Bedroom 1
- DOUBLE
- Bedroom 2
- DOUBLE
- Bedroom 3
- DOUBLE
- WC
- Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, ceiling, walls and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee is given for their condition or efficiency at the time of writing.



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