



19 Buckingham Road, Maghull, L31 7DN

Offers Over £335,000

Buckingham Road in the heart of Maghull semi-detached house offers a perfect blend of space, comfort, and potential. Boasting THREE generously sized DOUBLE BEDROOMS, this home is ideal for families or those seeking extra room to grow. The property features two well-appointed reception rooms, providing ample space for relaxation and entertaining.

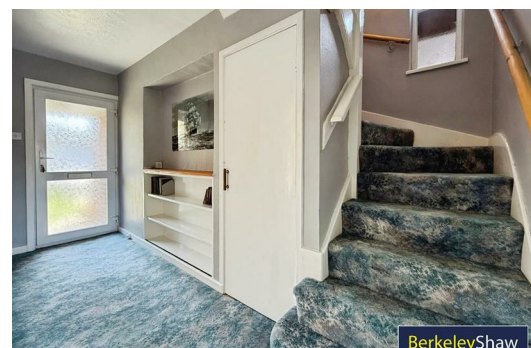
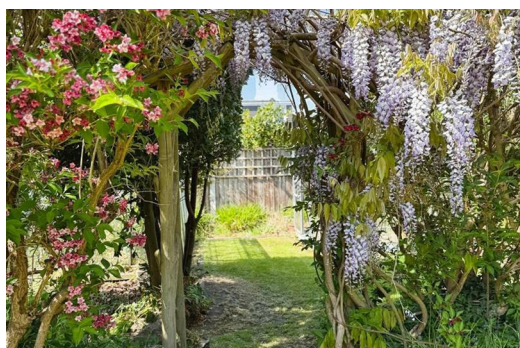
One of the standout features of this residence is the stunning gardens to front and rear, which offer a tranquil outdoor SPACE for gardening enthusiasts or those who simply wish to enjoy the fresh air. From plum trees to Wisteria this has been lovingly tended and includes an archway of trailing plants through to fruit trees and further growing opportunities. Downstairs has been extended to include a shower room, adding convenience to daily living. Additionally, a utility room enhances the practicality of the home, making chores more manageable.

With PARKING available for up to three vehicles, this property caters to the needs of modern living. Furthermore, there is exciting potential to convert the GARAGE or extend the property further, allowing you to tailor the home to your specific desires.

Offered with no chain, this semi-detached house presents a rare opportunity to acquire a spacious family home in a sought-after location close to excellent SCHOOLS and amenities. Whether you are looking to settle down or invest, this property is sure to impress. Do not miss the chance to make this delightful house your new home.



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Hall

Living Room

13'1" x 11'1" (4.0 x 3.40)

Sitting/Dining Room

17'4" x 10'5" (5.30 x 3.20)

Kitchen

13'9" x 8'6" (4.20 x 2.60)

Downstairs Shower Room

9'10" x 4'3" (3.0 x 1.30)

Utility Room

16'4" x 8'2" (5.0 x 2.50)

Garage

16'0" x 9'2" (4.90 x 2.80)

Bedroom 1

15'5" x 11'5" (4.70 x 3.50)

Bedroom 2

11'1" x 9'2" (3.40 x 2.80)

Bedroom 3

10'5" x 10'5" (3.20 x 3.20)

Bathroom


9'2" x 4'11" (2.80 x 1.50)


WC

6'2" x 2'7" (1.90 x 0.80)



TOTAL FLOOR AREA: 1510 sq ft (140.3 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or mis statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, square and dimensions shown have not been tested and no guarantee is to their accuracy or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(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
		



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