



## 11 Westover Road, Liverpool, L31 7BT

### Offers Over £260,000

Welcome to this thoughtfully designed semi-detached home on Westover Road in Maghull, offering a versatile and comfortable living space.

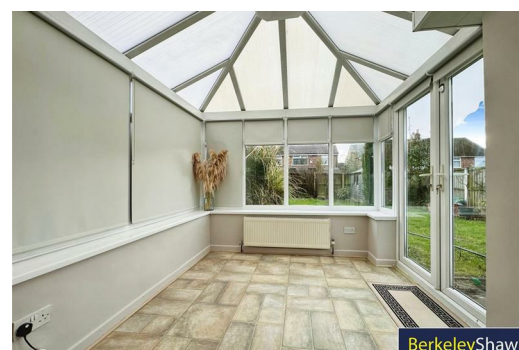
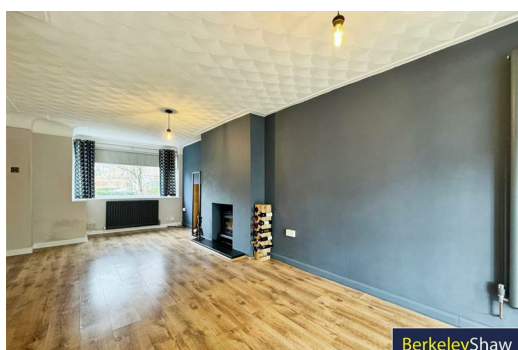
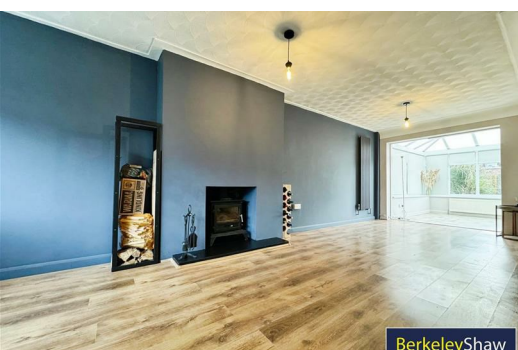
One of the standout features of this property is the ground floor bedroom, complemented by a modern wet room, providing level access living.

The home offers a welcoming atmosphere throughout, with a bright and spacious living room perfect for relaxing, complete with log burning stove and an open aspect through to the rear conservatory. The newly fitted kitchen is well-equipped, offering plenty of storage and access through to the utility room. Upstairs, you'll find three further bedrooms, providing ample space for a growing family or guests. The property also boasts a contemporary family bathroom.

Outside, the property benefits from a well-maintained front garden with a block paved driveway and a generous rear garden with lawned area and patio.

With its fantastic location in Maghull, close to local amenities, schools, and transport links, this semi-detached home is perfect for a range of buyers, particularly those who require ground floor accommodation.

Contact us today to arrange your viewing and see for yourself the potential this wonderful property has to offer.





## Porch

Tiled floor, composite front door & double glazed windows.

## Hallway

Tiled floor & radiator.

## Kitchen

Range of wall & base units, double glazed window, stainless steel sink with drainer, gas burning home, electric oven, wine cooler & access to utility room.

## Utility room

UPVC double glazed french style doors, combi boiler & plumbing for washing machine & tumble dryer.

## Living room

Double glazed windows to bay, 2 x radiators & log burning stove.

## Conservatory

Radiator & UPVC double glazed windows & French doors to rear garden.

## Ground floor bedroom

Double glazed window, radiator & access to wet room.

## Wet room

WC, basin, thermostatic shower, radiator & tiled walls.

## Landing

Double glazed window, storage cupboard & loft access.

## Bedroom 1

Double glazed window & radiator.

## Bedroom 2

Double glazed window & radiator.

## Bedroom 3

Double glazed window & radiator.

## Bathroom

Double glazed window, WC, basin, bath with electric shower & glass screen, tiled walls, towel radiator & spotlights.

## Externally

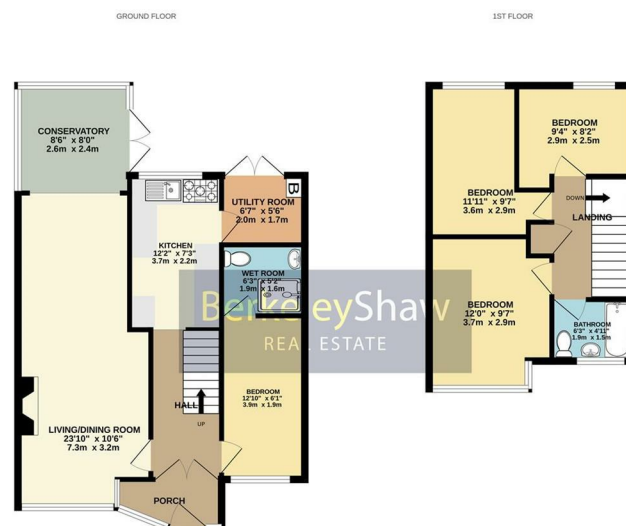
Front garden with lawn, planted borders & block paved

driveway.

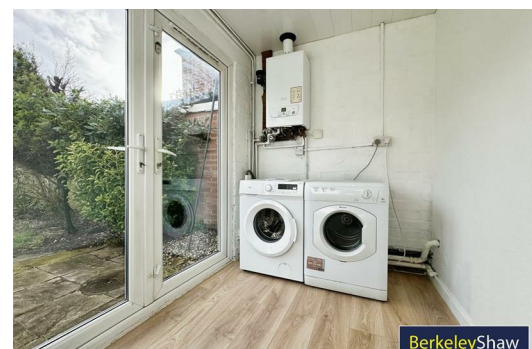
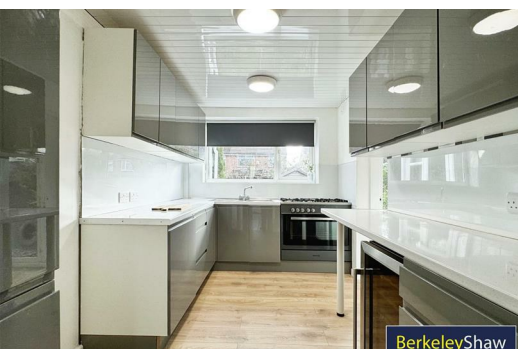
Rear garden with flagged patio, lawn, water feature, shed & mature borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with iHome 1000



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