



BerkeleyShaw

207 Eastway, Liverpool, L31 6AZ

Asking Price £280,000

Situated in a prime location directly opposite a charming park, this beautifully presented three-bedroom semi-detached home offers a perfect blend of space, style, and comfort—ideal for growing families or discerning buyers looking for versatile living.

The ground floor features three generous reception areas, including a welcoming front lounge with a striking feature fireplace, creating a cosy and elegant atmosphere. Leading through to a family room which could be used as a formal dining room or play room. At the heart of the home is a spacious dining kitchen, complete with a breakfast bar and ample room for a family-sized dining table—perfect for everyday living and entertaining alike. To the rear, the property opens into a stunning conservatory, flooded with natural light and offering tranquil views of the garden—an ideal spot for relaxing or hosting guests.

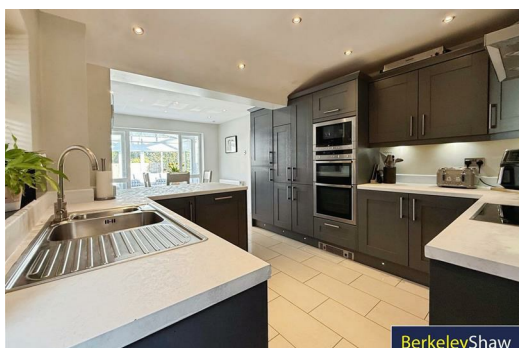
The sunny rear garden is a true haven for families, boasting a lush lawn surrounded by mature shrubs and secure fencing, providing privacy and plenty of space for children to play or adults to unwind. To the front is driveway parking for 2 cars and a garage ideal for gardening equipment or conversion.

Upstairs, you'll find two immaculately presented double bedrooms, both tastefully decorated and offering ample storage with fitted wardrobes. The third bedroom is a spacious single, ideal for a child's room, home office, or guest space. The recently fitted bathroom is simply stunning, featuring a luxurious large bath and a separate modern shower cubicle, designed with both style and functionality in mind.

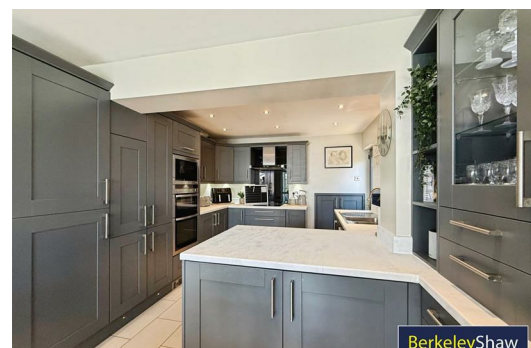
Located in a desirable area of Maghull with easy access to local amenities, schools, and transport links, this property offers the ideal balance of park-side tranquility and everyday convenience. Early viewing is highly recommended.



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Porch

Lounge

16'0" x 12'4" (4.90 x 3.76)

Dining/2nd Reception

19'10" x 9'3" (6.05 x 2.82)

Dining Kitchen

20'6" x 10'7" (6.27 x 3.23)

Conservatory

11'3" x 10'9" (3.45 x 3.30)

Bedroom 1

14'0" x 8'0" (4.27 x 2.44)

Bedroom 2

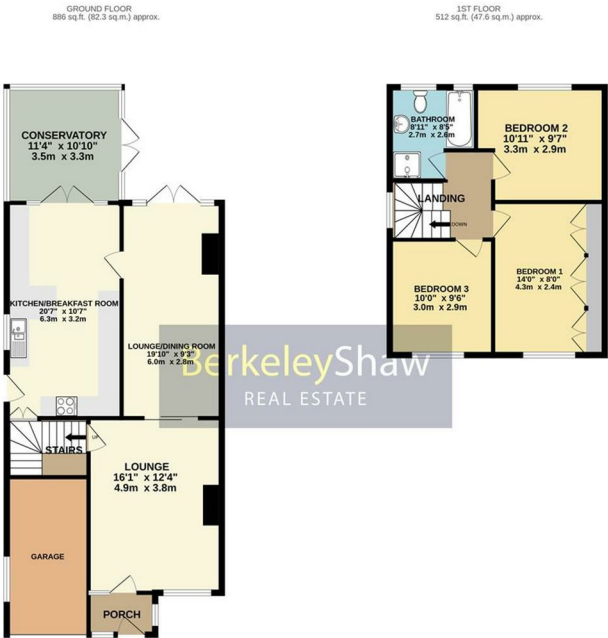
10'11" x 9'6" (3.33 x 2.92)

Bedroom 3

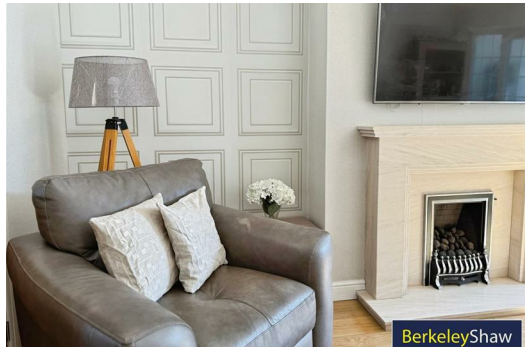
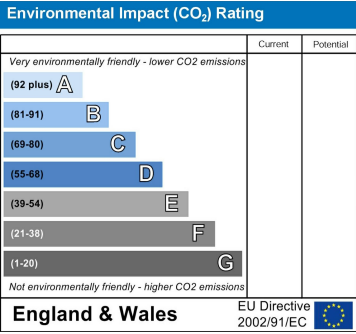
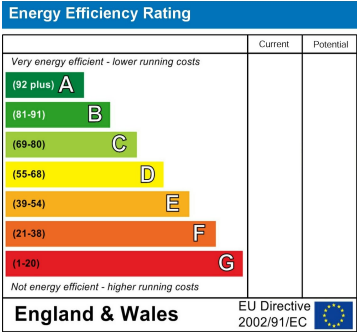
10'0" x 9'6" (3.05 x 2.90)

Bathroom

8'11" x 8'5" (2.72 x 2.57)



TOTAL FLOOR AREA: 1398 sq.ft. (129.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, room and plot area are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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