



## 112 Buckingham Road, Maghull, L31 7DR

£325,000

Buckingham Road in Maghull is an excellent opportunity for families needing more space and wanting to create their FOREVER HOME. With three well-proportioned DOUBLE bedrooms, two receptions, LARGE GARDENS & GARAGE this property is ideal for those looking to settle in a friendly & sought after location.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The natural light that floods these rooms creates a warm and welcoming atmosphere throughout the home. The kitchen leads to a utility and lean to running the length of the property with potential to knock through to the kitchen or extend to create a spectacular open-plan kitchen/living/dining space.

Upstairs 3 DOUBLE bedrooms, two to front aspect and one to the rear. A well-appointed, modern bathroom, with large free standing rectangular bath, cubicle shower WC and storage sink. There is also a handy airing cupboard for storing toiletries.

Outside to the front is ample parking available for up to three vehicles, a garage and 'lean to' for storage and grass lawn. To the rear is a large, family friendly garden with grass lawn and mature borders.

Situated in the desirable area of Maghull, this property benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The community is known for its friendly atmosphere and excellent transport links, making it a perfect location for commuting to nearby cities.





**Hall**  
5'2" x 3'11" (1.59 x 1.21)

**Lounge**  
13'5" x 11'4" (4.11 x 3.46)

**Dining Room**  
11'8" x 11'6" (3.57 x 3.52)

**Kitchen**  
8'8" x 8'3" (2.66 x 2.52)

**Utility**  
7'11" x 5'8" (2.43 x 1.75)

**Lean To**  
16'9" x 5'2" (5.12 x 1.60)

**Garage**  
14'9" x 9'2" (4.50 x 2.80)

**Bedroom 1**  
11'0" x 15'2" (3.36 x 4.64)

**Bedroom 2**  
12'4" x 10'0" (3.76 x 3.07)

**Bedroom 3**  
11'1" x 10'7" (3.38 x 3.25)

**Bathroom**  
11'5" x 7'10" (3.50 x 2.40)



TOTAL FLOOR AREA: 1199 sq.ft. (111.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts are approximate and the responsibility to check for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The images, screenshots and product photos have not been tested and no guarantee can be given. Made with Metageo C2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	



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