



**BerkeleyShaw**

## 32 Swallow Crescent, Maghull, L31 1LU

### £1,200 Per Month

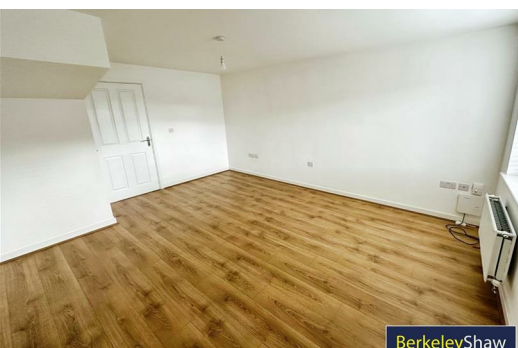
Welcome to this charming UNFURNISHED 3 Bedroom mid-terrace town house TO LET located on Swallow Crescent in the desirable area of Maghull. Built in 2019, this modern property offers a comfortable living space of 904 square feet, making it an ideal home for families or professionals alike.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house boasts three spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. With two bathrooms, and an additional convenient downstairs w.c., this home ensures that there is ample space for everyone's needs.

The property also features parking for one vehicle, adding to the convenience of living in this lovely neighbourhood. The modern design and layout of the house make it easy to maintain, allowing you to enjoy your home without the hassle of extensive upkeep.

Situated in Maghull, you will benefit from a range of local amenities, including shops, schools, parks, train station and motorway access all within easy reach. This location is perfect for those who appreciate a community feel while still being close to the vibrant city life.

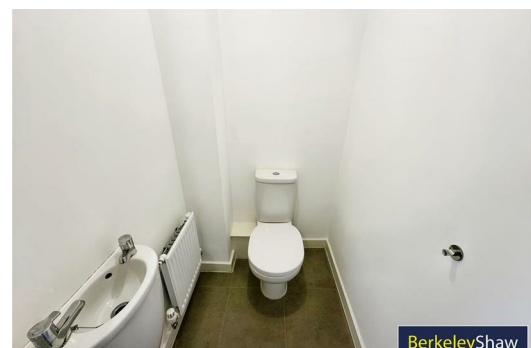
Council Tax Band:  
Deposit £1400  
Minimum Term:12 Months



**BerkeleyShaw**



**BerkeleyShaw**



**BerkeleyShaw**

## Front Exterior

Driveway for 1 car

## Vestibule

Entrance door Laminate flooring

## Lounge

Double glazed window, laminate flooring, radiator, walk in storage cupboard

## Inner Hallway

Staircase to first floor, laminate flooring

## Downstairs W.C.

Low level w.c. sink

## Kitchen Diner

Double glazed window and french doors, tiled flooring, kitchen comprises on a range of fitted base and wall units with stainless steel inset sink and taps, appliances include integrated Oven and hob, washing machine, dishwasher, fridge and freezer and extractor hood, radiator

## 1st floor landing

Carpet

## Bedroom 1

Double glazed window, radiator, m blind and carpet

## Bedroom 2

Double glazed window, radiator, m blind and carpet

## Bathroom

Part tiles walls and flooring, radiator, panelled bath, sink and low level w.c.

## 2nd floor landing

Carpet, walk in storage cupboard

## Bedroom 3

Double glazed window, radiator, blind and carpet

## Ensuite Shower Room

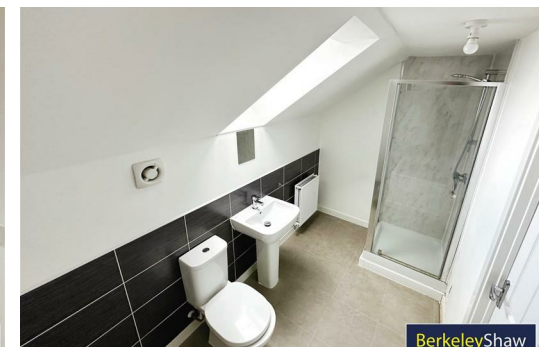
Velux window, part tiled radiator shower base and glass cubical, shower, low level w.c. and sink

## Rear Garden

Fenced boundary, grassed area and paved patio

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(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	



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

