



31 Swallow Crescent, Liverpool, L31 1LU

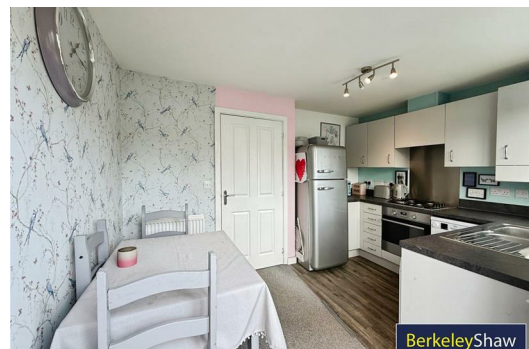
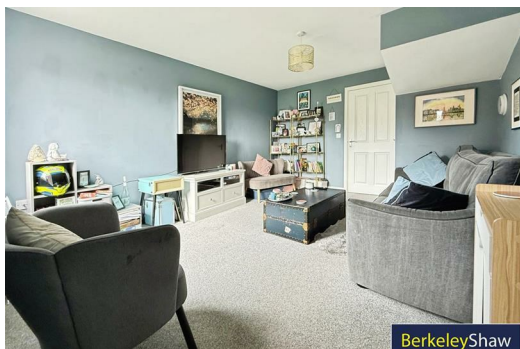
Offers Over £210,000

Located in the charming area of Swallow Crescent, Maghull, this 3 DOUBLE bedroom delightful townhouse presents an excellent opportunity for families and professionals alike. Maghull is known for its friendly community and excellent local amenities, including shops, schools, and parks and TRAIN station are all within easy reach. The area is well-connected to Liverpool city centre, making it perfect for commuters who wish to enjoy the tranquillity of suburban life while remaining close to the vibrant city.

Downstairs there is spacious and bright front lounge for relaxing leading to the DINING KITCHEN where all the family can cook and eat together. A handy downstairs WC is ideal for visitors and young children. Upstairs two the first floor are two DOUBLE bedrooms and family bathroom. To the second floor is a large main double with en-suite shower-room.

Outside to the front is driveway parking and to the rear a sunny garden with patio, grass lawn and wooden summerhouse/playhouse.

This property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising location, this townhouse in Swallow Crescent is a wonderful choice. Do not miss the chance to make this lovely property your new home.



Porch

Downstairs WC

Lounge

Kitchen/Diner

Bedroom 1

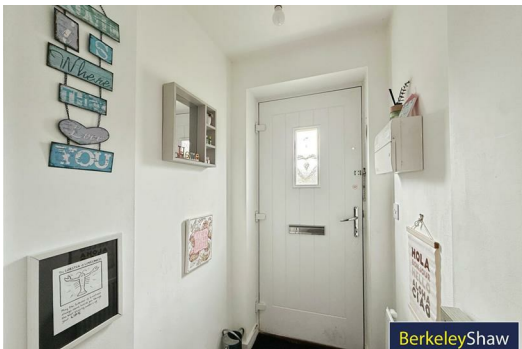
Bedroom 2

Bedroom 3

Bathroom 1st Floor

Shower Room 2nd Floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs			95	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	84			(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC	



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