



31 Swallow Crescent, Liverpool, L31 1LU

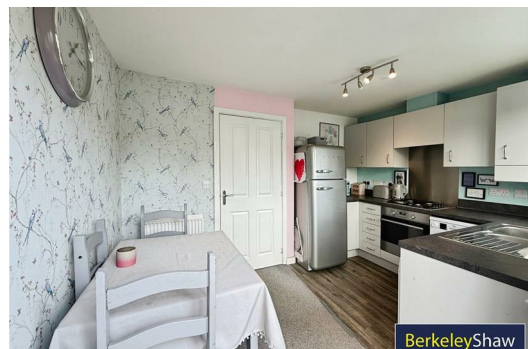
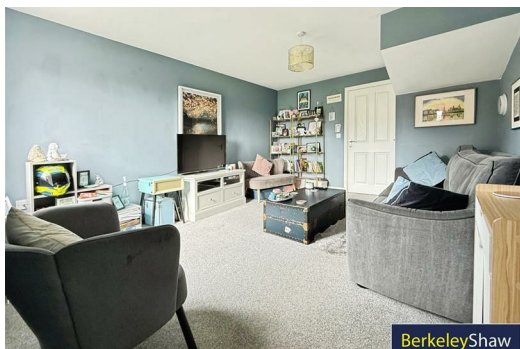
Offers Over £210,000

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.



Shower Room 2nd Floor

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

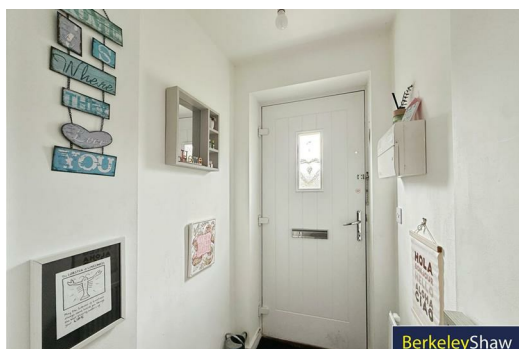
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			



TOTAL FLOOR AREA: 966 sq ft. (89.7 sq m.) approx.

Whilst 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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