



2 Swallow Crescent, Liverpool, L31 1LU

£220,000

*****FREEHOLD*****

Berkeley Shaw Real Estate are pleased to bring to market this modern three bedroom semi-detached home on Swallow Crescent, Maghull.

Completed in 2019, the immaculate accommodation briefly includes; entrance hall, cloaks / WC, lounge, kitchen / diner, first floor landing, three bedrooms, ensuite and family bathroom. Outside there is driveway parking for multiple vehicles at the front & a West facing garden at the rear.

The property is conveniently placed for access to both Maghull North railway station & J1 of the M58 motorway.

Early Viewing Advised.



- Entrance Hall
- Cloaks / WC
- Lounge
- Kitchen / Dining Room
- First Floor Landing
- Bedroom One
- Ensuite
- Bedroom Two
- Bedroom Three
- Bathroom

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(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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