



## 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

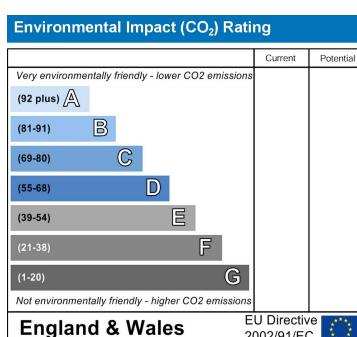
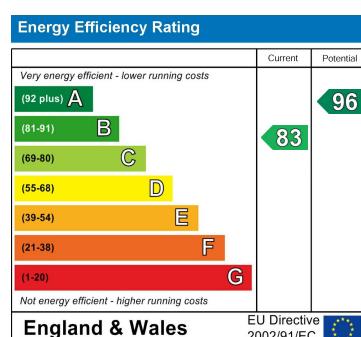
## Bedroom One

## Ensuite

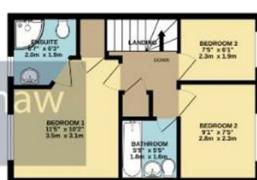
## Bedroom Two

## Bedroom Three

## Bathroom



1ST FLOOR  
350 sq ft. (32.5 sq m.) approx.



TOTAL FLOOR AREA: 723 sq ft (67.1 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floor plans are for general information only and do not form part of any legal documentation. The fixtures, fittings and appliances shown have not been tested and no guarantee can be given as to their condition. Prospective buyers must satisfy themselves as to the condition of the property. Berkeley Shaw Real Estate Limited is not responsible for any inaccuracies in these floor plans. © Berkeley Shaw Real Estate Limited 2023.



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927



Regulated by RICS