



ALASTAIR SAVILLE
ESTATE AGENTS

Swan Walk, Maghull, L31 3HU

£205,000

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- Mid Terraced Bungalow
- Over 55's Retirement Complex
- Close to Train Station And Shops
- No Onward Chain
- EPC Rating- D
- Two Bedrooms
- Modern Kitchen And Shower Room
- Electric Heating And Double Glazed
- Viewing Essential
- Council Tax Band- C





Total area: approx. 58.6 sq. metres (630.3 sq. feet)

AEA (Aughton energy Assessors) provide this Floor Plan as a guide to the overall dimensions of the property. Dimensions are approximate and do not pertain to be absolutely accurate but are provided as a guide.
Plan produced using PlanUp.

7 Swan Walk, Maghull

MID TERRACE TWO BEDROOM RETIREMENT BUNGALOW, CLOSE TO TRAIN STATION AND SHOPS, MODERN KITCHEN AND SHOWER ROOM, WELL PRESENTED THROUGHOUT, NO CHAIN- BE QUICK!

A rare opportunity to acquire one of these sought after properties on this popular retirement development, this two bedroom bungalow has been in the current ownership for a number of years yet benefits from a refurbished kitchen and shower room. The accommodation comprises entrance hallway, lounge with dining area, modern kitchen, modern refitted shower room and two double bedrooms to the rear looking onto the communal gardens. To the outside of the property there are communal gardens and a lovely patio to the rear. Swan Walk is a retirement complex for the over 55's with emergency call systems and warden control. We would anticipate strong interest and would recommend an early viewing to avoid disappointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 