



Ian Crane Estate Agents

## Beechcroft , Maghull, , Merseyside, L31 2PH



**£120,000** (Subject to contract)

A first floor two bedroom retirement apartment suitable for the over 60's situated in this popular and sought after development conveniently located for local amenities including Maghull central square. The well planned and presented accommodation has the benefit of double glazing, electric storage heaters and briefly comprises, communal hallway, private entrance hall, living room with bay window, kitchen with fitted units including oven and hob, two bedrooms and bathroom with electric shower over the bath. There are communal parking spaces to front and communal gardens.

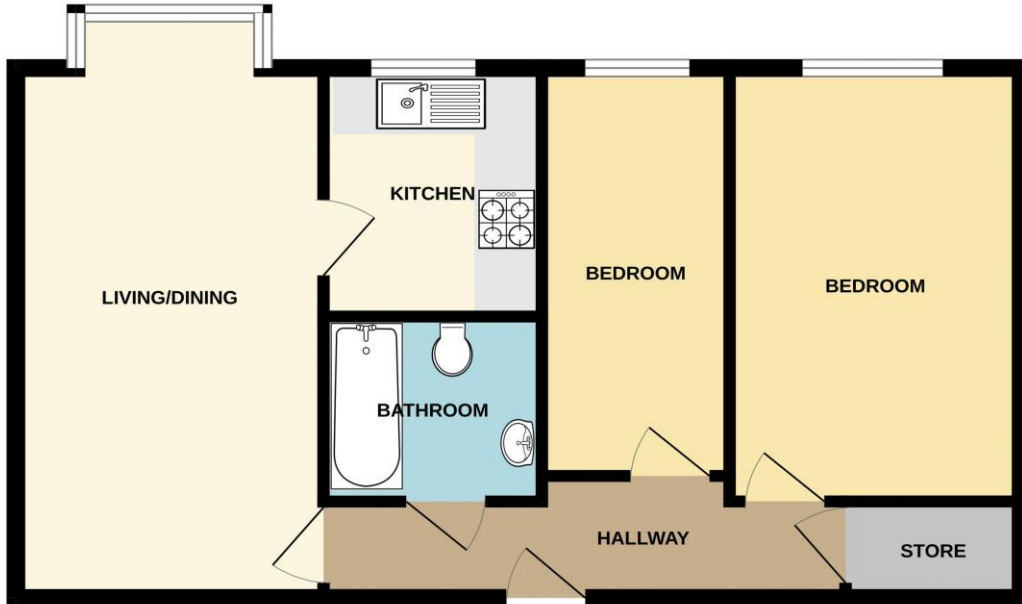


<b>Location:</b>	the development is located on Stafford Moreton Way in Maghull, opposite to Sainsbury's supermrket
<b>Main entrance</b>	communal areas including residents lounge, residents laundry and a guest room for owners visitors
<b>First floor</b>	
<b>Flat 31</b>	
<b>Entrance hall</b>	entryphone system, electric heater
<b>Living/dining room</b>	17' 7" x 9' 9" (5.35m x 2.96m) electric heater, double glazed bay window, door to:
<b>Kitchen</b>	8' 3" x 6' 11" (2.51m x 2.10m) inset stainless steel sink unit, base and drawer units with worktop surfaces over, wall units, Creda electric hob, Candy electric oven, space for fridge, midway tiling, double glazed window
<b>Bedroom 1</b>	14' 4" x 9' 3" (4.38m x 2.81m) electric heater, double glazed window
<b>Bedroom 2</b>	13' 6" x 5' 11" (4.11m x 1.81m) electric heater, double glazed window
<b>Bathroom</b>	bath with Triton electric shower over, wash hand basin in vanity unit, low level w.c, tiled walls
<b>Outside</b>	communal parking areas for cars, communal gardens to all sides
<b>Service charge</b>	We understand the current service charge is £339.21 per month payable to Housing 21 who manage the development
<b>Viewing</b>	Please telephone us on 0151 527 2700 or email <a href="mailto:sales@iancrane.com">sales@iancrane.com</a> to make an appointment to view
<b>Council tax</b>	Council tax band C
<b>Tenure</b>	Leasehold

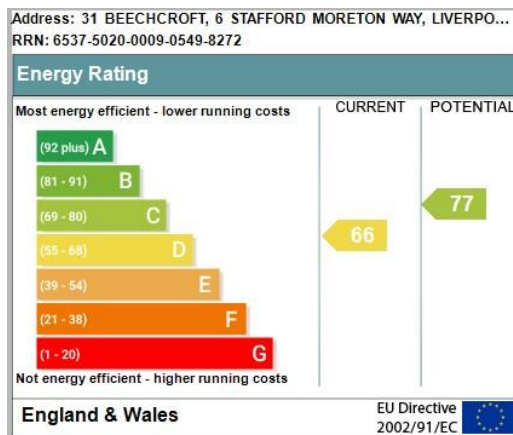
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GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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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