



## 31, 6, Beechcroft Stafford Moreton Way, Liverpool, L31 2PH

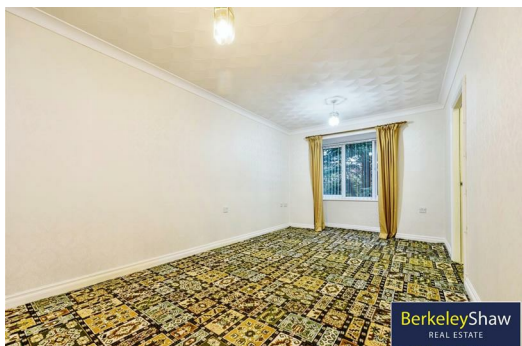
£120,000

If you are looking for first floor two bedroom retirement apartment suitable for the over 60's, this could be the apartment for you!

Berkeley Shaw Real Estate is excited to bring to the sales market this two bedroom apartment 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.

Get in touch to book a viewing straight away!



## Main Entrance

communal areas including residents lounge, residents laundry and a guest room for owners visitors

## Entrance Hall

entry phone system, electric heater

## Living/dining room

17'6" x 9'8" (5.35 x 2.96)

electric heater, double glazed bay window, door to:

## Kitchen

8'2" x 6'10" (2.51 x 2.1)

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

## Bedroom 1

14'4" x 9'2" (4.38 x 2.81)

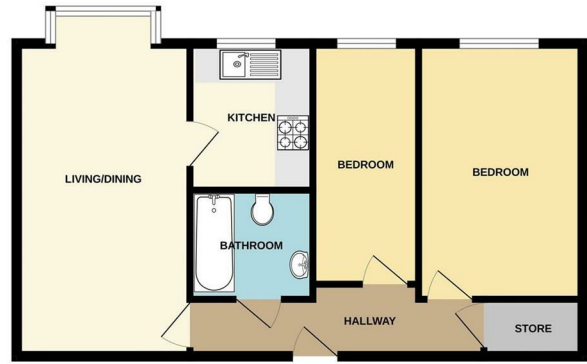
electric heater, double glazed window

## Bedroom 2

13'5" x 5'11" (4.11 x 1.81)

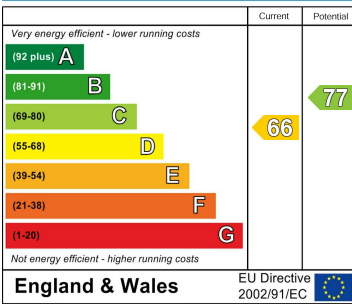
electric heater, double glazed window

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

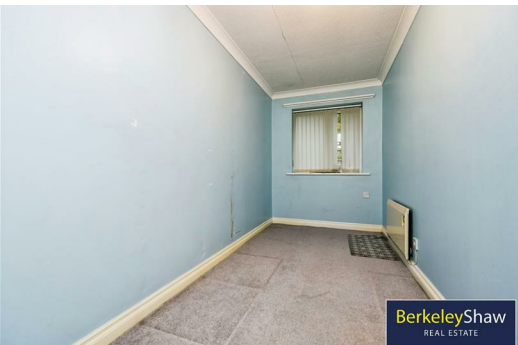
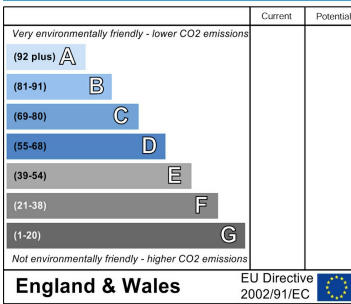


TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, stairs and any other fixed or movable items are approximate and the responsibility for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplan and any other details shown and is not to be relied upon as a guarantee of any kind. Measurements are given to the nearest millimetre.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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