



BerkeleyShaw

34 Eider Close, Maghull, L31 1GR

£1,200 PCM

To Let – an immaculate two-bedroom end-terraced house in Maghull, offering a modern layout, private garden and driveway parking.

The ground floor provides a bright reception room with neutral décor and carpeted flooring, creating a comfortable living and dining area. Glazed doors open onto a level, fenced rear garden with lawn and patio, ideal for everyday outdoor use and low-maintenance entertaining. The contemporary kitchen features fitted units; integrated oven; hob; washing machine; dishwasher; tall fridge/freezer; and contrasting worktops, with practical vinyl flooring and good natural light. A downstairs WC adds further convenience.

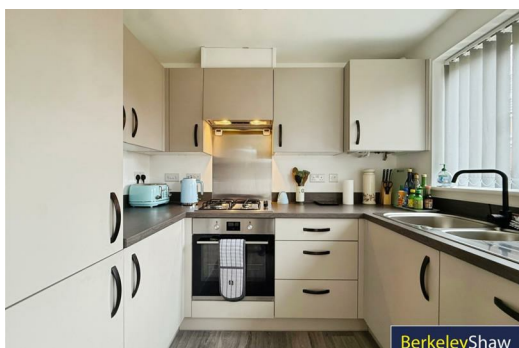
Upstairs are two well-presented bedrooms, each with clean décor and good proportions, alongside a stylish family bathroom with white suite, shower over bath and tiled surrounds. The property has an EPC rating of B and falls within council tax band B.

Eider Close is a modern residential development within Maghull, well placed for local amenities. Maghull Square and Central Square provide supermarkets, shops, cafés and everyday services, while nearby parks and open spaces such as Jubilee Woods and Maghull's canal-side walks offer pleasant leisure options.

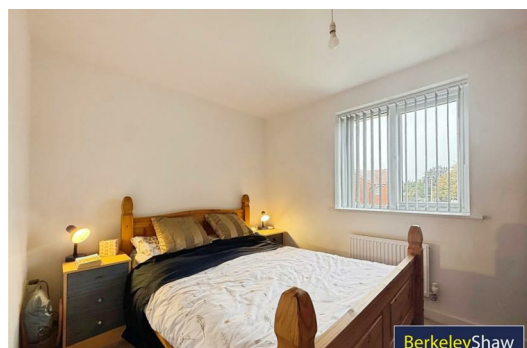
Maghull station is within easy reach, giving regular Merseyrail services to Liverpool Central in around 25 minutes and to Ormskirk in approximately 10 minutes, making this a convenient base for commuters. Road links are



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- Hallway
- Lounge
- Kitchen
- Kitchen/Diner
- Bedroom 1
- Bedroom 2
- Main Bathroom
- W/c
- Front Exterior
- Back Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

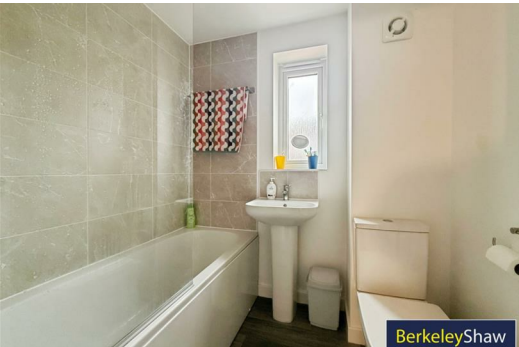
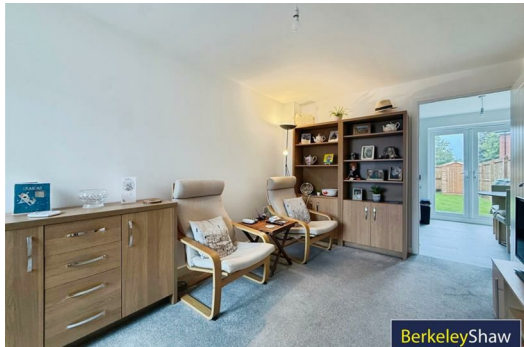
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the property. The actual layout of the property may vary from the above and no guarantee is given as to their accuracy or efficiency can be given. Made with MetreCam 2020



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