



68 Moor Lane, Liverpool, L23 4TW

£169,950

An opportunity to acquire a delightful semi detached property conveniently located in a prime catchment area for local schools, local shopping and transport links. This well proportioned accommodation which benefits from central heating and triple glazing comprises of porch, entrance hall, two reception rooms and kitchen to the ground floor. To the first floor there are three bedrooms and family bathroom and separate w.c.. There is a good sized garden to the rear laid to lawn with patio area and garage. To the front there is a block paved driveway providing off road parking for several cars and access to a further garage. This property is well suited to a family and viewing is highly recommended.



Porch

with original tiled floor, UPVC triple glazed windows and door.

Reception Hall

15'5" x 6'7" (4.70 x 2.01)

with stained glass leaded door, two stained glass leaded windows, wooden laminate flooring, radiator and stairs to first floor.

Lounge

12'10" x 12'6" (3.91 x 3.81)

with UPVC triple glazed window, remote control gas fire, radiator and wooden laminate flooring.

Rear Reception Room

13'5" x 10'10" (4.09 x 3.30)

with electric fire, radiator and UPVC triple glazed doors to patio.

Kitchen

9'11" x 8'6" (3.02 x 2.59)

with range of base and wall units, stainless steel sink with mixer tap, space for washing machine and fridge freezer, integrated electric oven, gas hob, chimney style extractor hood, part tiled walls, tiled floor, boiler in cupboard, UPVC triple glazed window and door to integral garage.

Pantry

under stairs storage

Landing

with UPVC triple glazed window.

Bedroom 1

13'1" x 10'10" (3.99 x 3.30)

with UPVC triple glazed window to rear and radiator.

Bedroom 2

12'6" x 12'6" (3.81 x 3.81)

with UPVC triple glazed window to front and radiator.

Bedroom 3

6'7" x 10'10" (2.01 x 3.30)

with UPVC triple window to front and radiator.

Bathroom

7'10" x 5'7" (2.39 x 1.70)

with pedestal wash basin, panel bath, walk in shower cubicle with electric shower, radiator, tiled floor, part tiled walls, built in storage/airing cupboard, and UPVC triple glazed frosted window.

Separate W.C.

with low level w.c. tiled floor and UPVC triple glazed window

Integral Garage

27'7" x 8'2" (8.41 x 2.49)

with up and over door and access to kitchen and rear garden

Rear Garden

laid to lawn, decked patio area, shrubs and trees

Garage

16'9 x 9'2 (5.1m x 2.8m)

Front Garden

with shrubbed borders, block paved driveway providing off road parking and access to integral garage.

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

