



71 Moor Lane, Liverpool, L23 2SG

Need a place where you can make a home near to Crosby Village?

In the heart of a community which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

BERKELEY SHAW are pleased to present this DELIGHTFUL and SPACIOUS FOUR bedroom end terrace property in the heart of CROSBY conveniently located within short walking distance of CROSBY VILLAGE and the local PRIMARY and SECONDARY SCHOOLS.

This well proportioned accommodation, which benefits from central heating and double glazing, comprises of vestibule, hall, two reception rooms, kitchen/diner, WC, and utility room to the ground floor. To the first floor there are four bedrooms, a family bathroom and WC.

The rear garden is laid to lawn with plants, shrubs and patio area. The front has a block paved driveway with parking for several vehicles. The property is well suited to a family.

This property is full of character and impressive garden with sunny aspect.

- Charming End Terrace
- Utility Room
- Convenient Location
- 4 Bedrooms
- Sunny Aspect Rear Garden
- Kitchen/Diner
- Driveway for several Cars

£329,950

Vestibule

tiled floor, alarm

Entrance Hall

3'11" x 3'7" (1.2 x 1.1)

radiator, laminate floor, storage unit.

Reception Room 1

15'8" x 13'5" (4.8 x 4.1)

UPVC double glazed window, UPVC double glazed door leading to garden, radiator, laminate floor, fireplace housing gas fire.

Reception Room 2

12'9" x 11'5" (3.9 x 3.5)

UPVC double glazed window, radiator, laminate floor, fireplace

Kitchen / Diner

20'0" x 6'10" (6.1 x 2.1)

3 UPVC double glazed windows, part laminate, part tiled floor, range of wall and base units, granite work tops, granite sink, electric double oven, 4 ring gas hob with electric griddle, integrated microwave, dishwasher, fridge and freezer, Tamba unit.

Utility Room

14'5" x 6'2" (4.4 x 1.9)

UPVC double glazed window, UPVC double glazed door to rear garden, range of wall and base units, stainless steel sink, plumbing for washing machine, space for tumble dryer, tiled floor.

Cloakroom

UPVC double glazed window, laminate floor, low level wc, sink, cupboards housing gas and electric meters.

Landing

UPVC double glazed window and radiator

Bedroom 1

15'8" x 10'9" (4.8 x 3.3)

UPVC double glazed windows, radiator and fitted wardrobes

Bedroom2

12'5" x 11'5" (3.8 x 3.5)

UPVC double glazed window, radiator and laminate flooring

Bedroom 3

11'1" x 8'10" (3.4 x 2.7)

UPVC double glazed windows, radiator and wooden flooring

Bedroom 4

10'5" x 7'10" (3.2 x 2.4)

UPVC double glazed window and radiator



Family Bathroom

UPVC double glazed window, bath with overhead shower, sink, towel radiator, fully tiled walls and floor and storage cupboard

WC

UPVC double glazed window, low level WC , fully tiled walls and floor

Outside

Front garden has a flagged driveway for several cars laid to lawn. Rear garden laid to lawn, trees and shrubs, patio area and 2 sheds





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(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	50	56
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	