



2 Holly Mews Moor Lane, Liverpool, L23 2QY Offers In The Region Of £200,000

An opportunity to acquire a delightful mid terraced town house 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 UPVC double glazing comprises of entrance hall, w.c., large through reception room, kitchen and conservatory to the ground floor. To the first floor there are two bedrooms one of which has an en-suite and family bathroom. To the second floor there are two further bedrooms The property is accessed through a private gated entrance and has two parking spaces and driveway. There are good sized gardens to the rear laid out with lawn, borders and patio area. OFFERS CONSIDERED.



Reception Hall

with Karndean wood effect flooring, radiator and intercom system.

W.C.

with Karndean wood effect flooring, low level w.c., wash basin, radiator and circular UPVC double glazed window.

Through Reception Room

23'11" x 11'9" (7.29 x 3.58)

with two radiators, UPVC double glazed window to front and UPVC French doors to conservatory.

Conservatory

10'2" x 8'6" (3.10 x 2.59)

with UPVC double glazed windows and doors to garden.

Kitchen

11'9" x 8'10" (3.58 x 2.69)

range of base and wall units, stainless steel sink with mixer tap, integrated washing machine, fridge freezer, dish washer, microwave, electric oven and gas hob, extractor hood, inset lighting, Karndean wood effect flooring, storage cupboard for boiler and UPVC double glazed window.

Bedroom 1

12'5" x 9'6" (3.78 x 2.90)

with UPVC double glazed window and radiator.

En-Suite

with low level w.c., walk in shower cubicle, heated ladder towel rail, inset lighting and part tiled walls

Bedroom 2

10'9" x 9'10" (3.28 x 3.00)

with UPVC double glazed window and radiator.

Bathroom

8'10" x 6'10" (2.69 x 2.08)

with low level w.c., washbasin, panel bath with shower, heated ladder towel rail, inset lighting, part tiled walls, and UPVC double glazed frosted window.

Second Floor Landing

with storage cupboard

Bedroom 3

11'9" x 8'2" (3.58 x 2.49)

with radiator and Velux window.

Bedroom 4

11'9" x 8'2" (3.58 x 2.49)

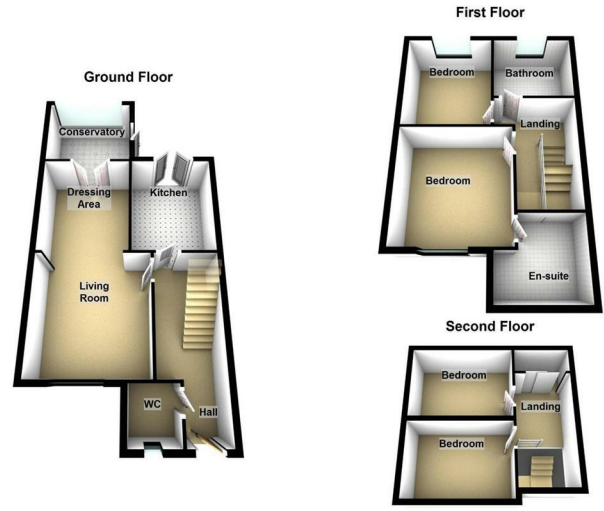
with radiator and Velux window.

Gardens

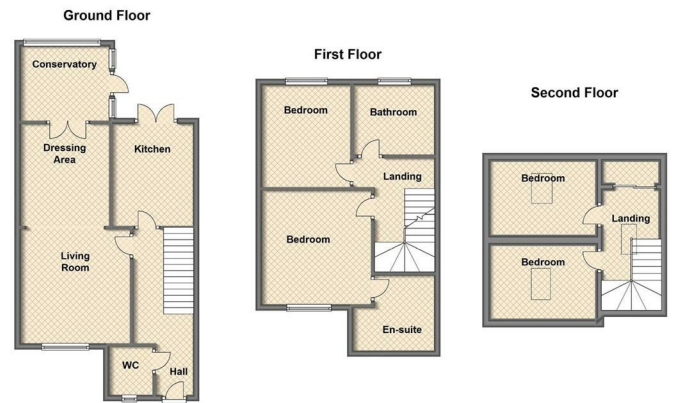
Rear garden laid to lawn with borders, patio area and shed. Front garden with shrubbed areas, driveway providing off road parking and further parking space.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		77	
(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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		76	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.



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