



29 Moorside Road, Liverpool, Merseyside L23 2RR

£234,950

Berkeley Shaw are pleased to present a 3 BED SEMI DETACHED property in the residential area of Crosby, close to all local amenities, schools and transport links. This beautifully presented property comprises of lounge, dining room each with their own LOG BURNER, Fully fitted kitchen with integrated appliances, 3 bedrooms with fitted wardrobes and an additional loft room that is currently used as a 4th bedroom. Large LUXURY BATHROOM including bath with shower over, sink and low level w.c. Large Rear garden with lawn and patio area, access to detached GARAGE. Front is paved with Off road parking and a gated side access leading to the rear.

This property benefits from Double Glazing, Central Heating, NO CHAIN and Views over the park.

EARLY VIEWING IS HIGHLY RECOMMENDED

PLEASE CALL OFFICE TO BOOK AN APPOINTMENT



Hallway

16'4" x 6'7" (4.983 x 2.028)

Solid Oak door full length frosted double glazed windows to each side of the door. and frosted double glazed window to side. Under stairs cupboard housing central heating boiler and meter cupboards. Maple flooring

Front Lounge

10'9" x 14'6" (3.3 x 4.424)

UPVC double glazed splay bay window to front, radiator, inset wood burning stove with tiled hearth. Beach wooden flooring

Bi folding wooden doors to rear lounge

Rear Lounge

15'1" x 10'10" (4.616 x 3.309)

French doors to rear garden with windows overlooking patio area, radiator and inset wood burning stove with tiled hearth

Kitchen

15'3" x 6'7" (4.671 x 2.022)

Windows to rear and side, stainless steel 1 and half bowl sink, gas hob, electric oven, chimney style extractor fan, range of wall and base units with integrated washer dryer and dish washer, inset lighting, part tiled walls and tiled flooring . Wooden door to side

Landing

UPVC double glazed frosted splay bay window to side

Bedroom 1

14'7" into window x 8'1" to front of wardrobe (4.458 into window x 2.476 to front of wardrobe)

UPVC double glazed splay bay window to front, radiator and full range of fitted wardrobes, dressing table and chest of draws

Bedroom 2

12'6" x 9'1" (3.814 x 2.777)

UPVC double glazed window to rear, radiator, range of wardrobes, dressing table access to loft room

Bedroom 3

7'3" x 8'8" (2.226 x 2.662)

UPVC double glazed window to front, radiator fitted wardrobe and built in overhead storage and shelving

Family Bathroom

7'4" x 7'7" (2.239 x 2.312)

Wooden UPVC double glazed frosted window to rear, radiator, paneled bath with mixer tap shower over, low level WC pedestal wash hand basin, part tiled walls and tiled flooring

Loft Room 2nd floor

13'4" x 8'10" under eaves (4.087 x 2.708 under eaves)

Velux window, built in storage and draws

Rear Garden

Secluded rear garden with patio area, lawn and flower border. Single Garage with light and power, side drive behind double timber gates which would accommodate several cars.

Front Garden

Open Porch, flagged front garden with perimeter wall and off road parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
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(81-91) B		
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