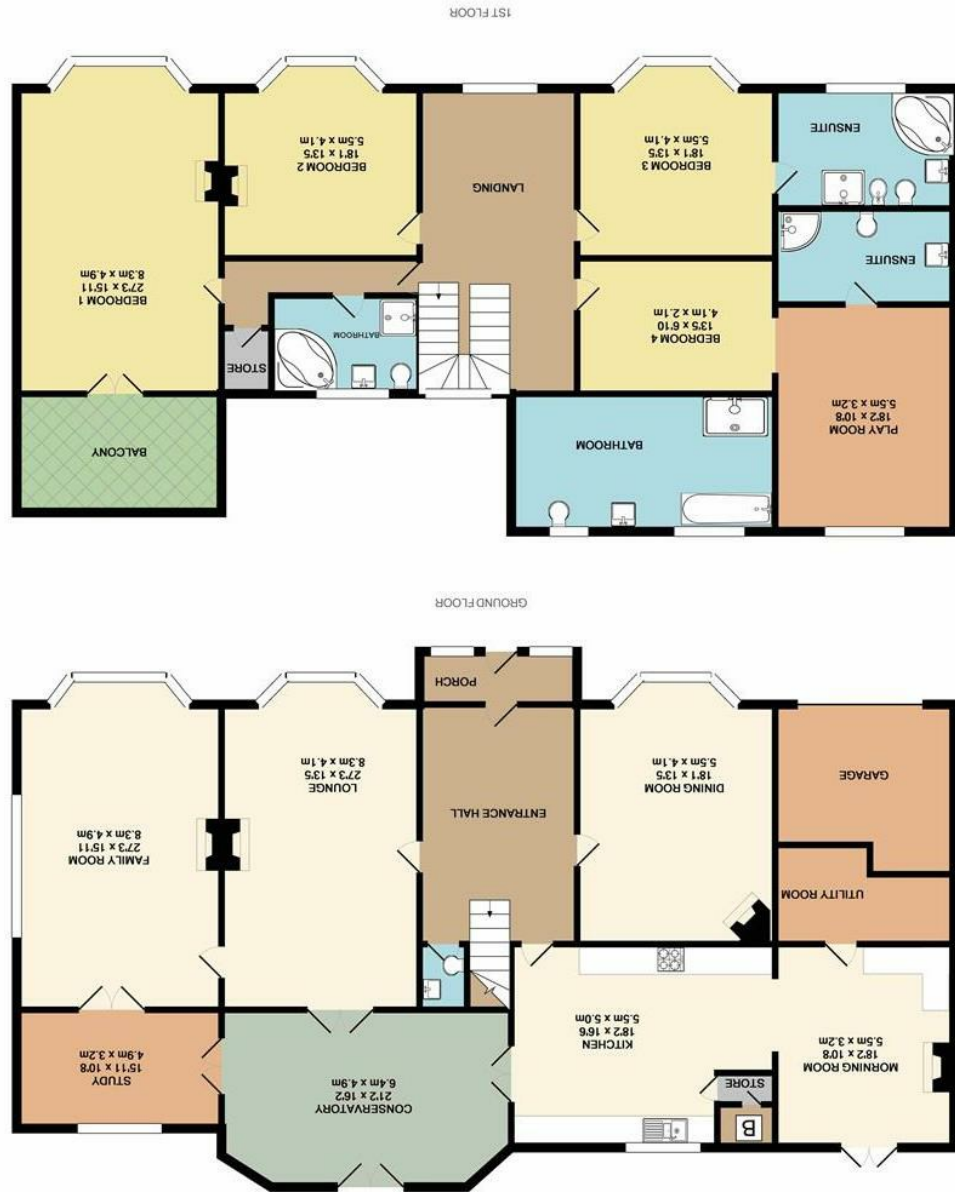


Energy Efficiency Rating	
EU Directive 2002/91/EC	Current
Very energy efficient - lower CO2 emissions	A
Energy efficient - lower CO2 emissions	B
Decent energy efficiency	C
Below average energy efficiency	D
Poor energy efficiency	E
Very poor energy efficiency	F
Very poor energy efficiency - higher CO2 emissions	G

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Current
Very low environmental impact	A
Low environmental impact	B
Decent environmental impact	C
Below average environmental impact	D
Average environmental impact	E
High environmental impact	F
Very high environmental impact	G



16 Far Moss Road
 Liverpool, Merseyside L23 8TQ
 £799,950

BerkeleyShaw

16 Far Moss Road, Liverpool, Merseyside L23 8TQ

Berkeley Shaw Prestige are pleased to offer a double front detached house standing in a landscaped setting with carriage driveway. The property comprises hall, three reception rooms, fitted dining kitchen with morning room, utility room, study, conservatory and cloakroom. To the first floor there are 4 Double Bedrooms which comprise of a Master Suite with Bathroom, Master Bedroom and Balcony, Bedroom 2 with a dressing room and ensuite shower room, Bedroom 3 has a ensuite bathroom, family bathroom. The property benefits from double glazing and gas central heating, landscaped gardens with Swimming Pool and a Single garage.

Viewings are highly recommended.

Porch
3.132 x 1.323 (10'3" x 4'4")
UPVC double glazed entrance doors and side windows, 2 wall lights, tiled flooring and double glazed door to hallway



Hallway
3.859 x 3.005 (12'7" x 9'10")
Spacious Hallway with central staircase, double radiator, wooden electric meter cupboard, alarm panel, coving and ceiling rose, stairs to first floor



Formal Dining Room
4.082 x 5.477 (13'4" x 17'11")
UPVC double glazed splay bay window with lead light transoms, radiator, solid wood parquet flooring, marble fire surround with inset gas fire, coving and ceiling rose



Living Room
4.050 x 7.244 (13'3" x 23'9")
Dual aspect UPVC double glazed splay bay window with leadlight transom, Double glazed windows to rear with French doors to conservatory 2 radiators, marble fire surround with open fire coving and ceiling rose



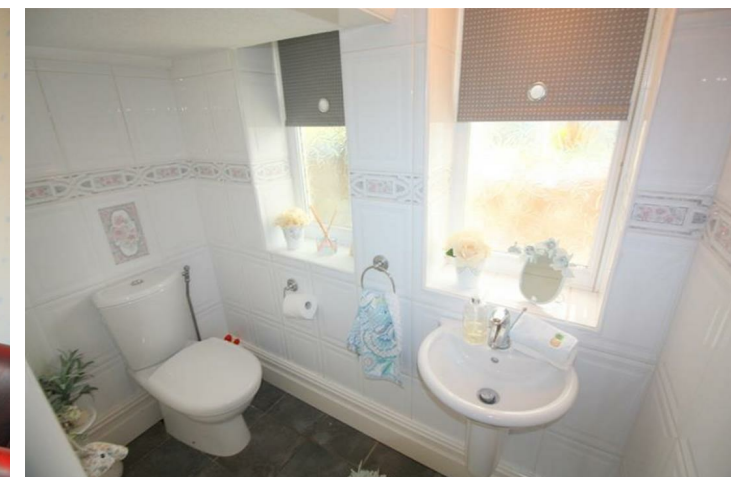
Formal Sitting Room
6.973 x 4.859 (22'10" x 15'11")
UPVC double glazed splay bay window to front with lead light transoms and large double glazed window to side, 2 radiators, wooden fire surround with marble inset and coal effect gas fire, coving and ceiling rose, solid wood parquet flooring



Conservatory
6.369 x 4.810 (20'10" x 15'9")
UPVC double glazed doors to rear garden, tiled flooring with under floor heating 2 ceiling fan lights



WC (L shaped)
2.0006 x 2.279 (6'6" x 7'5")
2 x UPVC double glazed frosted windows, low Level WC, wall hung wash hand basin, fully tiled walls and floor, radiator and under stairs storage cupboard



Kitchen/Morning Room
8.641 x 5.753 (28'4" x 18'10")
UPVC double glazed windows and French doors to rear garden, 2 radiators, range of modern fitted wall and base units with under cabinet lights and tiled splash backs, 1 and half bowl stainless steel sink with mixer tap, integrated dishwasher and microwave, space for range cooker, gas cooker point, tiled flooring, brick built fire surround housing an electric fire



Study/Office
4.773 x 3.660 (15'7" x 12'0")
UPVC double glazed windows to rear, Double glazed French doors to conservatory 2 radiators, double doors to formal sitting room, coving and ceiling rose





Master Bedroom
 6.933 x 4.871 (22'8" x 15'11")
 UPVC double glazed bay window to front and French doors opening onto large balcony, 2 radiators range of fitted units and coving and ceiling rose

Bedroom 2 En suite Shower Room
 3.611 x 1.861 (11'10" x 6'1")
 DG Velux window, corner shower unit with mixer shower, Low level WC, pedestal wash hand basin, part tiled walls and tiled flooring enclosed lights

Cloaks Cupboard
 1.533 x 2.007 (5'0" x 6'7")
 Tiled flooring, Worcester Boiler, enclosed lights and tiled flooring

Utility Room
 2.194 x 3.606 (7'2" x 11'9")
 Range of wall and base units, single drainer stainless steel sink with 2 taps, plumbed for washing machine, space for large fridge freezer and dryer, tiled splash backs, suspended ceiling with halogen strip lights

Gallery Landing
 2.995 x 6.426 (9'9" x 21'0")
 Large UPVC double glazed windows to rear and double glazed UPVC window to front with leadlight transoms, radiator, ceiling rose, alarm key pad, video entry system intercom

Master Bedroom suite
 consisting of inner Hallway with walk in storage and CCTV, en suite bathroom and master bedroom

Master en suite Bathroom
 2.396 x 3.091 (7'10" x 10'1")
 UPVC double glazed frosted window, corner shower unit with Hansgrohe Clubmaster electric Shower, Vanity sink and WC unit with mirror and spotlights, high gloss units, Corner Jacuzzi bath with mixer taps, ladder towel radiator, tiled walls and floor



Balcony
 3.921 x 5.395 (12'10" x 17'8")
 Decked flooring with metal hand rails and exterior lights

Bedroom 2
 4.107 x 3.575 (13'5" x 11'8")
 UPVC Double glazed window, radiator to lounge area with arch through to bedroom area, which is 4.98m x 3.253m further double glazed UPVC window.



Bedroom 3
 5.490 x 4.081 (18'0" x 13'4")
 UPVC double glazed splay bay window with lead light transoms, fitted wardrobes and radiator



Bedroom 3 En suite
3.588 x 3.204 (11'9" x 10'6")
UPVC double glazed window, shower cubicle with electric Triton shower, low level WC and bidet, vanity sink unit with mirror above, corner bath with mixer taps, radiator, tiled walls, storage cupboard with water cylinder



Front Garden
Well established front garden with carriage block paved driveway entered via double electric gates, variety small trees, water feature and pond, flower beds and shrubs with access to garage and rear garden



Landscaped Rear Garden
The large rear garden has block paved patio areas, raised decked area, lawns, variety of flower beds with shrubs and trees, water fall feature, and SWIMMING POOL



Bedroom 4
3.850 x 4.070 (12'7" x 13'4")
UPVC double glazed bay window with lead light transoms, radiator, fitted wardrobes and bedside cabinets

Family Bathroom
5.043 x 1.777 (16'6" x 5'9")
2 UPVC frosted double glazed windows, white ladder towel rail, walk in shower enclosure, bath with mixer tap and hand held shower, low level WC, vanity sink unit with high gloss doors, mixer tap and mirror above, shaver point, storage cupboard and part tiled walls

