



## 185 Moor Lane, Liverpool, Merseyside L23 2XB

£189,950

Located in the heart of CROSBY this 3 BEDROOM SEMI DETACHED FAMILY HOME is within walking distance of Crosby village and in the catchment area of several good local schools.

The property benefits from gas central heating, and comprises of: hallway, front lounge, dining room, kitchen, morning room to the ground floor. Three bedrooms, bathroom to the first floor.

There is off road parking to the rear of the property, single garage and rear garden with paved patio area, planted borders.

The property is in need of some modernisation  
Viewing is Highly Recommended



### Front Exterior

Walled boundary, path to front door, lawn area, planted borders and trees

### Hallway

13'10" x 8'8" (4.236 x 2.644)

Wooden entrance door with single glazed window, radiator, staircase with under stairs storage cupboard, pvc lead lined double glazed window, carpet

### Lounge

15'2" x 11'8" (4.623 x 3.573)

PVC Double glazed lead lined windows, radiator, picture rails, carpet

### Dining Room

12'2" x 14'10" (3.722 x 4.524)

PVC Double glazed lead lined window, radiator, feature fireplace, floorboards, through to ..

### Morning Room

11'0" x 7'7" (3.369 x 2.313)

PVC Double glazed lead lined window, radiator, fitted storage cupboard, floorboards

### Kitchen

7'8" x 9'7" (2.358 x 2.925)

Two PVC double glazed lead lined windows, PVC exterior door, kitchen comprises of a range of fitted base and wall units, stainless steel single sink with mixer taps, integrated electric oven, gas hob, extractor hood, plumbing for washing machine and radiator.

### Landing

PVC Double glazed lead lined window, staircase, carpet, radiator loft hatch

### Bedroom 1

15'1" x 11'9" (4.616 x 3.585)

PVC Double glazed lead lined windows, radiator, carpet fitted wardrobes in alcoves

### Bedroom 2

14'10" x 12'0" (4.540 x 3.660)

PVC Double glazed lead lined window, fitted wardrobes in alcoves, radiator, carpet

### Bedroom 3

8'11" x 8'2" (2.72 x 2.511)

PVC Double Glazed lead lined window, fitted cupboard housing combi boiler, radiator

### Bathroom

7'10" x 5'4" (2.403 x 1.641)

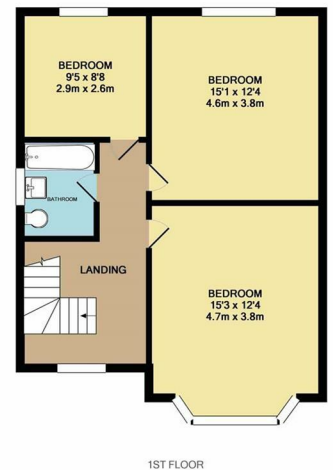
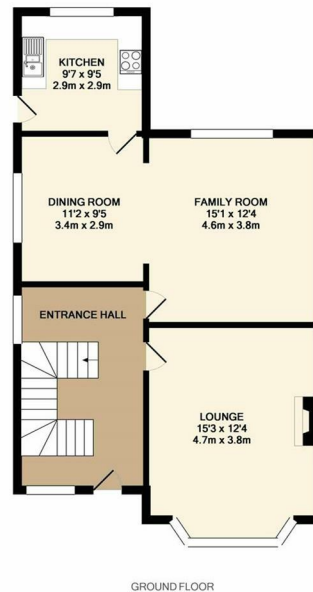
Two PVC Double glazed lead lined windows, fully tiled walls, bathroom comprises of bath with combination shower over, shower screen, low level w.c. sink

### Rear Exterior

Paved patio area with planted borders, fenced boundary, driveway access to single garage

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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