



## 21 Moorgate Avenue, Liverpool, Merseyside L23 0UF

Offers In Excess Of £180,000

BERKELEY SHAW CROSBY are please to bring to the market for the first time in approximately 30 years, this non extended three bedroom family home that is in need of modernisation. The home briefly comprises entrance hallway, a through lounge dining room, kitchen, thee bedrooms and a wet room. Externally there is ample driveway parking, single garage and enclosed patio area.





Hallway

Entrance hall with doors off to lounge and kitchen. Under stairs storage cupboard. Stairs to first floor.

Lounge

16'0" x 11'6" (4.90 x 3.53)

Single glazed window to front. Radiator. Electric fire. Doors opening into the dining room.

Dining Room

10'2" x 9'5" (3.11 x 2.88)

Single glazed window and door to rear garden. Radiator.

Kitchen

10'2" x 8'0" (3.12 x 2.44)

Fitted with a range of base and wall units with roll top work surfaces over incorporating stainless sink unit. Single glazed window to rear. Door opening on to side driveway.

First Floor

Window to sode. Doors off to bedrooms one, two and three and wet room.

Bedroom One

13'0" x 9'2" (3.97 x 2.81)

Single glazed window to front. Radiator. Built in wardrobes.

Bedroom Two

11'3" x 9'8" (3.43 x 2.97)

Single glazed window to rear. Radiator. Built in wardrobe.

Bedroom Three

8'1" x 6'7" (2.47 x 2.01)

Single glazed window to front. Radiator.

Wet Room

7'8" x 7'8" (2.35 x 2.34)

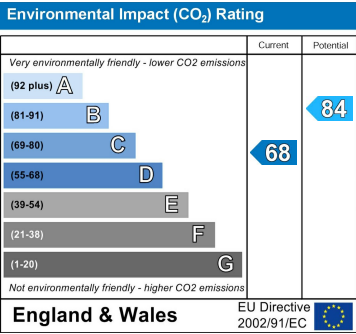
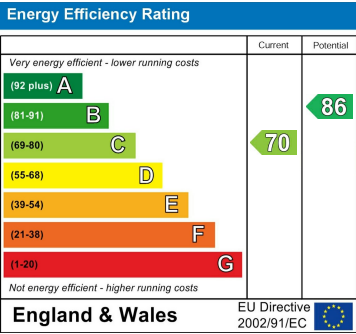
Wet room with shower , hand wash basin and WC. Single glazed window to rear.

Garage and Workshop

A single garage with up and over door. Workshop to side/

Garden

The garden is to the rear of the the property and is laid to patio for low maintenance.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or efficiency can be given. (Scale 1:500 approx. 05/11/17)

