BerkeleyShaw

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



2 Holly Mews Moor Lane, Liverpool, L23 2QY £995 PCM

An opportunity to acquire a delightful family home 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 briefly comprises of entrance hall, w.c., large through reception room and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from lawned gardens front and rear and a driveway.



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

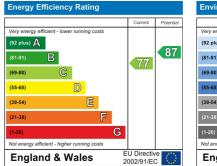
11'9" x 8'2" (3.58 x 2.49) with radiator and Velux window.

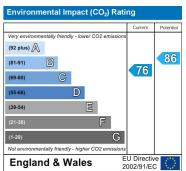
Bedroom 4

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.



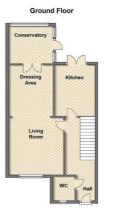


Ground Floor





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Second Floor

Bedroom	_
Bedroom	ST.

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