



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.



with Karndean wood effect flooring, radiator and intercom system.

with Karndean wood effect flooring, low level w.c., wash basin, radiator and circular UPVC double glazed window.

with two radiators, UPVC double glazed window to front and UPVC French doors to conservatory.

with UPVC double glazed windows and doors to garden.

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.

with UPVC double glazed window and radiator.

with low level w.c., walk in shower cubicle, heated ladder towel rail, inset lighting and part tiled walls

with UPVC double glazed window and radiator.

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.

with storage cupboard

with radiator and Velux window.

with radiator and Velux window.

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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	<p>76</p>	<p>86</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

