



4 Moor Drive, Liverpool, Merseyside L23 2UP

Offers In Excess Of £300,000

How about an excellent 4 BEDROOM SEMI in a popular cul-de-sac in the heart of CROSBY?

This property benefits from an open Porch, Entrance Hallway, 3 receptions rooms, Galley Kitchen, Utility Room, and shower room to the ground floor.

To the first floor are 4 bedrooms, WC and Bathroom.

Externally to the front is a Driveway and small garden with gravel. To the rear is a garden laid to lawn and a historic Air Raid Shelter.

This is an exceptional family home with lots of potential to add value and make it a forever family home.



Porch/Vestibule

3'3"x29'6" (1x.09)

With tiled floor, stained glass door to hallway

Hallway

12'9" x 8'2" (3.9 x 2.5)

Window to front and Radiator

Front Reception Room

15'5" x 13'9" (4.7 x 4.2)

UPVC double glazed box bay window, radiator, marble fire surround and hearth with gas fire coal effect fire,

Rear Reception

16'0" x 13'1" (4.9 x 4.0)

UPVC double glazed patio door to he rear garden, , radiator, marble fire surround and hearth with coal effect gas fire inset,

WC/Shower Room

5'10" x 4'7" (1.8 x 1.4)

UPVC double glazed window, walk in shower cubicle, low level WC, wash hand basin with storage below, chrome ladder radiator, fully tiled walls and floor

Morning Room

13'1" x 8'6" (4.0 x 2.6)

UPVC double glazed window, radiator, built in storage housing central heating boiler

Kitchen

12'9" x 6'10" (3.9 x 2.1)

UPVC double glazed window and door to rear garden, range of wall and base units with one and half bowl stainless steel sink and drainer, oven, gas hob with extractor fan above,

Utility Room

UPVC double glazed window to rear,

Master Bedroom

16'4" x 13'9" (5.0 x 4.2)

UPVC double glazed box bay window to front. radiator

Bedroom 2

15'5" x 13'1" (4.7 x 4.0)

UPVC double glazed window to rear, radiator

Bedroom 3

9'6" x 8'2" (2.9 x 2.5)

UPVC double glazed window, radiator

Bedroom 4

9'2" x 9'2" (2.8 x 2.8)

UPVC double glazed window, radiator wall mounted sink,

WC

2'3" x 6'2" (0.7 x 1.9)

UPVC double glazed frosted window, tiled walls and flooring

Family Bathroom

6'2" x 5'10" (1.9 x 1.8)

UPVC double glazed frosted window, panelled bath with shower over and glass shower screen, pedestal wash hand basin, chrome ladder towel rail tiled walls and flooring

Outside

To the front of the property there is a block paved pathway. To the rear of the property there is a garden laid to lawn with a patio area and a range of outbuildings

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		
	57	70
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

