



65 Moor Drive, Crosby, Merseyside L23 2UT

£1,650 PCM

A home in the heart of Crosby this is an opportunity TO LET an UNFURNISHED 4 BED SEMI- DETACHED, with a driveway, detached garage and rear garden.

On the ground floor are an porch, entrance hallway, kitchen, two reception rooms, cloaks room with understairs storage. On the first floor are 4 bedrooms, separate w.c. and shower room. Kitchen appliances including under counter fridge, oven and grill, gas hob, washing machine and dishwasher.

Externally a large block paved driveway, small front garden and access to the garage, to the rear lawn, paved patio, mature planted borders and Access to single garage.

Viewings by Appointment only.

Council Tax: Band C

Deposit: £1650

Minimum Term: 6 Months



Front Exterior

Driveway and front garden

Hallway

Laminate flooring, radiator, staircase to first floor

Cloaks Room

Sink and low level w.c. space for storage under stairs

Front Reception

Double glazed window sto front and side, carpet, radiator, fireplace

Rear Reception

Double glazed patio door to garden, carpet and radiator

Kitchen

Double glazed windows, tiled, kitchen comprises of a range of fitted base and wall units with Oven, hob, dishwasher, under counter fridge, double glazed door to the rear

Landing

Carpet

Bedroom 1

Double glazed window, radiator, carpet and fitted cupboards

Bedroom 2

Double glazed window, radiator and carpet

Bedroom 3

Double glazed window, radiator and carpet

Bedroom 4

Double glazed window, radiator, carpet and fitted cupboard

Shower Room

Double glazed window, tiled walk in shower, electric shower, ladder towel rail and sink

Separate w.c.

Double glazed window, part tiled walls and low level w.c.

Rear Garden

Patio and lawned area with mature planted borders

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		73
(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 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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, walls and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given. Made with SketchUp 2022



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