



16 Moorland Avenue, Crosby, Merseyside L23 2SW

Offers Over £425,000

Check out the fantastic garden on this fantastic and extended three-bedroom semi-detached home!

Berkeley Shaw Real Estate is privileged to bring to the sales market this extended home situated on an expansive corner plot on Moorland Avenue L23. The property is ideally positioned for access to the fantastic array of amenities available in the area. There are superb schools making this an ideal purchase for families, Crosby Village offers a wide range of shops, restaurants, cafes & bars. The area also offers a strong transport infrastructure making this an ideal buy for commuters.

Accessed via a block paved driveway with immaculate front garden, the accommodation briefly comprises; porch, inviting entrance hall, bay fronted sitting room with feature fireplace and open aspect through to the rear living area. From here, you can access the extensive garden via sliding doors and also access the generous kitchen diner which is perfect for eating as a family or entertaining. Completing the ground floor layout is a WC, family room/study and a single garage. Rising to the first floor, the bright and airy landing gives access to three well proportioned bedrooms, all of which boast fitted wardrobes and a modern wet room. To the rear of the property is a wonderful rear garden. This is with out doubt one of the biggest selling features of the property with composite decked areas & artificial turf. Further benefits to the property include no onward chain, gas central heating & majority double glazing.

Viewing is absolutely essential to appreciate this fantastic family home!



Porch
UPVC door & double glazed windows.

Entrance hall
Timber frame door & single glazed windows, radiator & storage cupboard.

Sitting room
11'10" x 15'5" (3.62 x 4.71)
Double glazed windows to bay, radiator & gas fire.

Living room
19'9" x 16'0" (6.03 x 4.88)
2 x gas fires, 2 x radiators, double glazed window, aluminium frame sliding door & picture rail.

Kitchen diner
18'0" x 16'11" (5.49 x 5.18)
Range of wall & base units, 2 x double glazed windows, radiator, gas hob, 2 x ovens, extractor hood, UPVC door to garden, spotlights, tiled splash back, combi boiler, composite sink, integrated dishwasher, integrated fridge, integrated washing machine & tumble dryer.

WC
WC, basin, radiator, spotlights & extractor fan.

Family room/study
8'2" x 14'3" (2.49 x 4.36)
Double glazed window, radiator & electric fire.

Landing
Single glazed stained glass window.

Bedroom 1
11'4" x 16'0" (3.46 x 4.88)
Double glazed windows, fitted wardrobes & radiator.

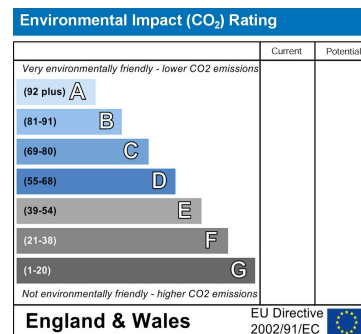
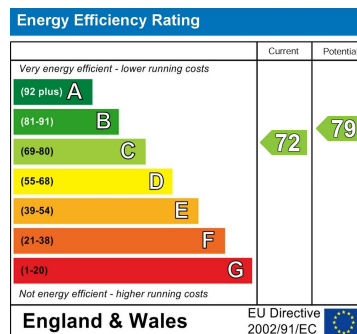
Bedroom 2
10'10" x 12'10" (3.32 x 3.92)
Double glazed window, fitted wardrobes & radiator.

Bedroom 3
7'6" x 11'2" (2.3 x 3.41)
Double glazed windows to bay, radiator & fitted wardrobe.

Wet room
7'3" x 8'4" (2.22 x 2.56)
2 x double glazed windows, tiled walls, WC, basin with vanity unit, shower, spotlights & towel radiator.

Garage
9'5" x 15'2" (2.88 x 4.63)
Electric roller shutter & double glazed window.

Externally
Block paved driveway & front garden with artificial turf & mature borders. Rear garden with composite decking, artificial turf, shed and pergola.



While every attempt has been made to ensure the accuracy of the statistics contained here, measurements of floor, ceiling, window and other data are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, appliances and appliances shown here have not been tested and no guarantee can be given regarding their energy performance. Made with MyEnergy 02024



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

