



## 73 Moor Lane, Crosby, Liverpool, L23 2SG

### Offers Over £500,000

Are you searching for a charming, detached home with superb spaces for entertaining?

Berkeley Shaw Real Estate is privileged to offer for sale this impressive, detached home, nestled in the charming Moor Lane of Crosby. Located in a superb area with excellent local schools and easy access to Crosby Village, this property offers not just a beautiful living space but also a convenient and vibrant lifestyle.

The house has undergone significant renovation by its current owners, ensuring a modern and stylish interior that is ready to welcome its new residents. With a generous plot size, there is ample space both indoors and outdoors for comfortable living.

Set out across two floors, the accommodation briefly comprises; impressive entrance hall with study area, beautiful living room perfect for cosy nights in front of the tv, stunning fitted kitchen with central island, breakfast bar & a range of integrated appliances. This space truly is the heart of the home and must be viewed to be fully appreciated. Completing the ground floor is a utility room, WC & an entertainment room with an open fire for cooking & bi-folding doors to the rear garden. This is the perfect party space, ideal for entertaining guests or eating as a family. Rising to the first floor, the bright and airy landing gives access to three double bedrooms and an impressive family bathroom.





## Entrance hall

Newly plastered and carpeted, storage heater, generous window adding natural light & solid oak door.

## Living room

Newly carpeted, heater, Sash Triple glazed acoustic windows for efficiency and sound, full parquet flooring under carpet, cast iron fireplace & wood panelling.

## Sun room/entertaining room

Solid soak conservatory, built in indoor BBQ & fire, solid stone worktops, bi-folding doors & heater.

## Kitchen

Newly fitted kitchen with combi oven and double oven, integrated dishwasher and fridge freezer, central island with breakfast bar, hob and extractor, Instant boiling water tap, large pantry cupboard for storage, solid wood worktops, patio doors out to lean to & rear of property, sash Triple glazed acoustic window, natural stone flooring & heater.

## Utility room

Space for washer/dryer, storage & meter cupboard.

## WC

WC & basin

## Landing

Triple glazed acoustic window adding natural light & loft access.

## Bedroom 1

Newly decorated, 4 double fitted panelled wardrobes. 3 triple glazed acoustic sash windows & heater.

## Bedroom 2

Built in cabin bed., sash triple glazed acoustic window & heater.

## Bedroom 3

Double glazed window & heater.

## Bathroom

Newly fitted Walk in wet room shower, heated floor, heated towel rail, triple glazed acoustic sash window, PIR nightlight, fitter mirror with vanity light, WC & basin.

## Externally

Large drive for 4 cars, electric driveway and pedestrian gate operated by fob and phone app. Fully lit garden with spotlights, laid to lawn, fire pit, seating area, summer house room fully insulated, internet and electric installed. Rear patio area with gated access to the back of the home.

## Garage

Electronic roller shutter with additional locking, access to back of house, water & electric.

| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
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| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. (Made with Homestyler 12/2021)



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