



15 Moor Coppice, Liverpool, L23 2XJ

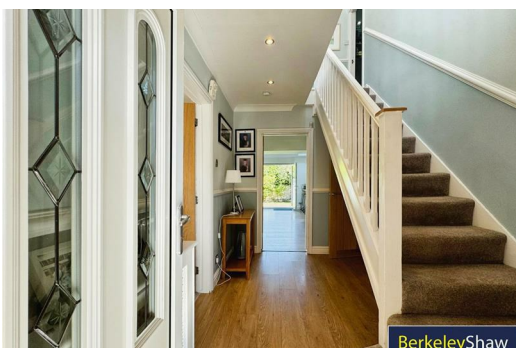
Offers Over £525,000

Welcome to this stunning four-bedroom detached home, nestled in the charming Moor Coppice L23. The property occupies an enviable position with a leafy outlook and private rear garden making this a perfect family home!

The location of this house is truly unbeatable, tucked away in a peaceful cul de sac off Moor Lane. Residents will enjoy the convenience of having fantastic amenities within walking distance, including the bustling Crosby Village and top-notch schools for the little ones.

One of the highlights of this property is the amazing open plan kitchen dining living space, complete with bi-folding doors that lead out to the rear garden. Imagine hosting family gatherings or simply relaxing in this bright and airy area.

Set out across two floors, the accommodation briefly comprises; spacious porch, inviting entrance hall, ground floor shower room, spacious bay front sitting room, fabulous open plan kitchen diner/living area, utility room and inner storage room, providing access to the garage. The upper floor boasts a bright and airy landing with access to four bedrooms and a modern four-piece bathroom with free-standing bath. Externally, the property benefits from well-maintained front & rear gardens. Further benefits include double glazing & gas central heating.



Porch

Tiled floor, contemporary Oak front door & double glazed window.

Entrance hall

Laminate floor, radiator, double glazed window & stairs to first floor.

Shower room

Tiled floor, tiled walls, corner shower with electric shower, WC, basin, radiator & double glazed window.

Storage

Accessed from entrance hall and providing access to the garage.

Sitting room

Double glazed windows to bay and side aspect, gas fire & 2 x radiators.

Kitchen diner/living room

Laminate floor, 2 x radiators, 4 x Velux windows, spotlights, bi-folding doors, range of wall & base units, breakfast bar, larder cupboard, gas burning hob, extractor hood, electric oven, integrated microwave, integrated dishwasher, integrated fridge freeze, double glazed window & solid fuel burning stove.

Utility room

UPVC door, double glazed window, range of wall & base units, laminate floor, stainless steel sink with drainer, space for washing machine, space for tumble dryer & radiator.

Landing

Double glazed window & loft access.

Bedroom 1

Double glazed windows, laminate floor, fitted wardrobes, radiator, spotlights & dressing table.

Bedroom 2

Radiator, fitted wardrobes, laminate floor & double glazed windows.

Bedroom 3

Double glazed window, radiator, wooden floor & radiator.

Bedroom 4/study

Laminate floor, double glazed window & radiator.

Bathroom

Double glazed window, tiled floor, tiled wall, corner shower, free standing bath with mixer tap, spotlights & towel radiator.

Garage

Combi boiler & electric up and over door.

Front garden

Block paved driveway parking with parking for three cars, laid to lawn & mature borders.

Rear garden

Private aspect rear garden, laid to lawn, two patio areas & garden shed.

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 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		



While every effort has been made to ensure the accuracy of the figures contained here, measurement of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors. Dimensions are for information only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency for the given date.



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