



BerkeleyShaw

204 Moor Lane, Liverpool, L23 2UH

Offers Over £375,000

Welcome to this extended three-bedroom semi-detached property located on Moor Lane, Crosby. Originally designed as a four-bedroom home, this lovely family residence offers a spacious and versatile layout with a blend of traditional features and modern comforts.

Upon entering the property, you are greeted by a welcoming entrance hall leading to the formal sitting room, which boasts a feature open fireplace, creating a warm and inviting atmosphere. The rear living room is another highlight of the home, featuring elegant shutter blinds and French doors that open out to the generous rear garden, seamlessly blending indoor and outdoor living. The kitchen diner is ideal for family meals and entertaining, with ample space for dining and entertaining.

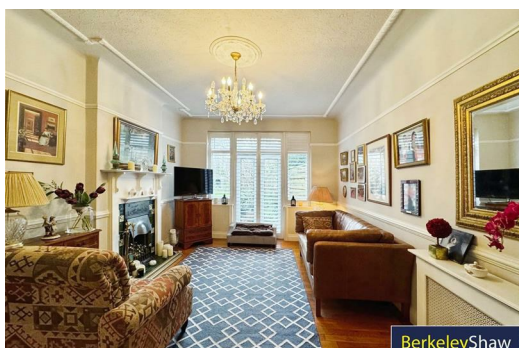
The upper floor offers three double bedrooms, with the master bedroom benefiting from a dedicated dressing room and fitted wardrobes, providing plenty of storage and adding a touch of luxury. The family bathroom is beautifully appointed with a three-piece suite, offering both style and functionality.

One of the standout features of this property is the generous and private rear garden, providing an ideal space for outdoor activities, relaxation, and entertaining. With ample space for children to play or for gardening enthusiasts to enjoy, this garden is a real asset. Additional features include a garage with outbuildings, providing useful storage space, as well as driveway parking for several cars, ensuring convenience for a busy family.

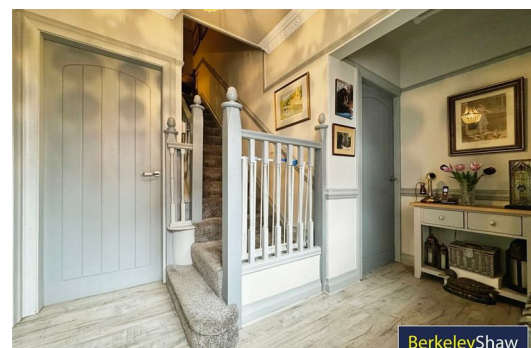
Situated in the desirable area of Crosby, close to local amenities, schools, and transport links, this home offers excellent potential for modern family living. Don't miss out on the chance to view this fantastic home!




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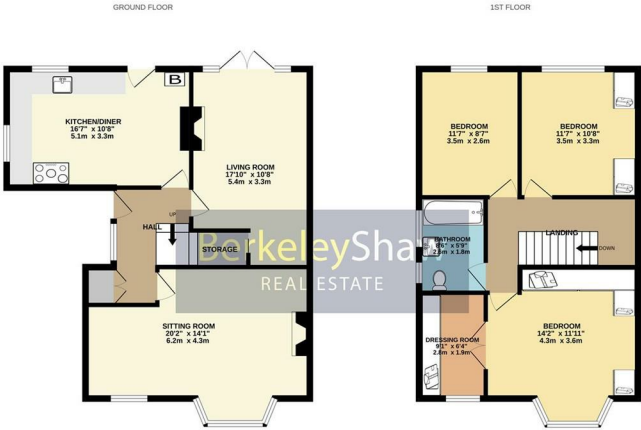
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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 attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, correctness and appropriateness thereof have not been tested and no guarantee is given in relation to the accuracy of the information contained herein.

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