



7 Moorgate Avenue, Liverpool, Merseyside L23 0UE

Offers Over £325,000

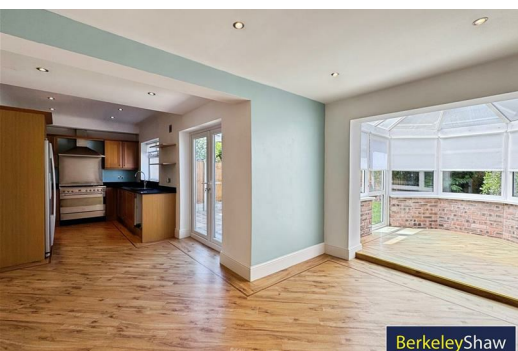
Moorgate Avenue, Crosby – Extended Four-Bedroom Semi-Detached | No Onward Chain

Set in the heart of Crosby, this beautifully extended semi-detached home combines generous family living with a first-class location. Moorgate Avenue sits within the catchment for several Ofsted-rated "Outstanding" primary and secondary schools, boasts swift links to Liverpool city centre via nearby rail and bus routes, and is a short, level stroll to the independent cafés, boutiques and everyday conveniences of Crosby Village and the wider amenities along Liverpool Road.

The accommodation begins with a welcoming porch and entrance hall, offering space for coats and shoes and featuring the original balustrade and under-stairs storage. To the front, the charming bay-fronted living room is flooded with natural light and features an elegant fireplace, creating a cosy yet stylish space to relax.

To the rear, an impressive open-plan kitchen diner forms the heart of the home. Fitted with a range of modern units and granite work tops, the kitchen flows effortlessly into a spacious dining area, with an open aspect through to the conservatory. This bright, versatile space enjoys fantastic views over the rear garden and provides an ideal space for entertaining or relaxing as a family.

Upstairs, the property offers two spacious double bedrooms and a further single bedroom, perfect for use as a nursery or dedicated home office. A modern family bathroom features a contemporary three-piece suite. The



Driveway

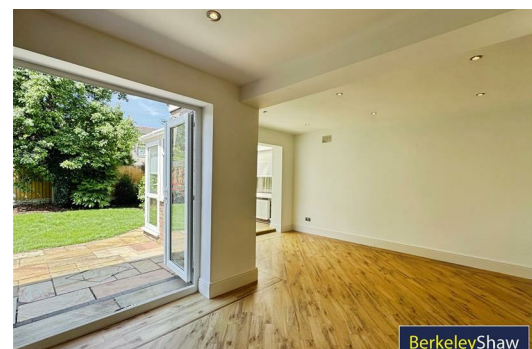
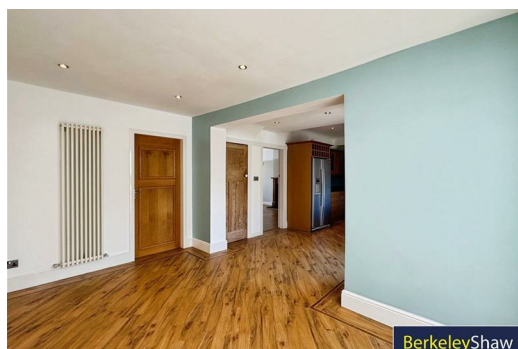


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		59	69
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		51	60
England & Wales		EU Directive 2002/91/EC	



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