



## 29 Moorfield Road, Liverpool, L23 9UB

### Offers Over £360,000

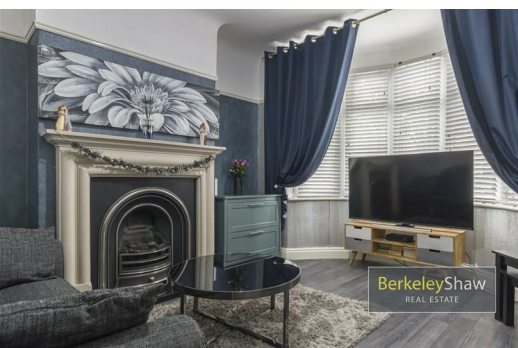
Berkeley Shaw are delighted to offer for sale this beautifully extended and well-presented family home, ideally located on the ever-popular Moorfield Road in Crosby. This spacious property offers a perfect blend of character and contemporary living, with thoughtfully designed interiors and a fantastic garden ideal for entertaining.

Upon entering, you are welcomed by an inviting entrance hall that sets the tone for the rest of the home. To the front, a charming bay-fronted sitting room provides a cosy space to relax. The real heart of the home is the stunning extended living and dining room, bathed in natural light courtesy of a large Velux window and French doors that open out to the rear garden—creating a seamless flow between indoor and outdoor living.

The extended modern fitted kitchen offers ample storage and workspace, with sleek units and a further Velux window bringing in even more light, making it a bright and practical space for family life or entertaining guests.

Upstairs, the property offers two generous double bedrooms, a well-proportioned single bedroom currently used as a walk-in wardrobe, and a contemporary four-piece family bathroom finished to a high standard. A further standout feature is the converted loft space, providing a spacious additional double bedroom with fitted wardrobes and a stylish en-suite shower room—ideal for guests or as a private principal suite.

Externally, the home benefits from a block-paved driveway with parking for two cars. To the rear, the garden is a true highlight—featuring a low-maintenance artificial lawn, mature planted borders, and a converted

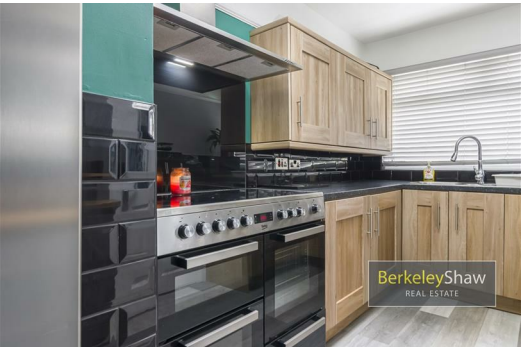


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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