

11 Moorlands Road, Liverpool, L23 1US

£275,000

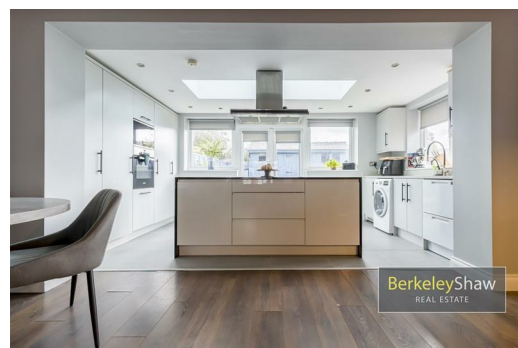
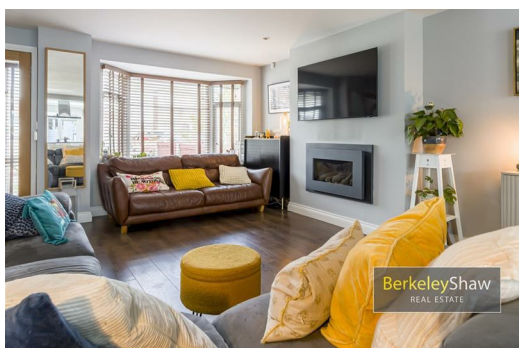
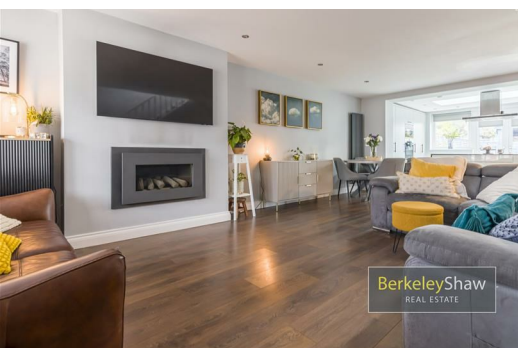
Stunning Turnkey Home with No Onward Chain – Moorlands Road, Thornton

Why You'll Love It

This home is perfect for those who love style and entertaining. The open-plan layout with its stunning kitchen and light-filled design creates an inviting spaces, while the additional reception room and garden room give you flexibility. The rear garden is ideal for summer gatherings, and best of all, it's turnkey and chain-free, meaning you can move straight in.

Discover this beautifully presented and extended semi-detached property on Moorlands Road, offering stylish interiors, no onward chain, and excellent transport links with easy access to the M57 and M58—perfect for commuters.

Step inside via an inviting porch into a spacious open-plan living/dining room, which flows seamlessly into the impressive fitted kitchen. The living area is beautifully finished with laminate flooring, natural light from the generous bay and a feature gas fireplace. The contemporary kitchen features a generous centre island, a range of integrated appliances and flooded with natural light thanks to a stunning ceiling lantern and double doors opening to the rear garden—ideal for entertaining and family living.



Front elevation

Generous block paved driveway with parking for several vehicles.

Porch

Inviting porch with wooden double doors opening to the open plan living/dining space.

Living/Dining Room

22'4" x 15'9" (6.8m x 4.8m)

This spacious and inviting living/dining room features a large bay window that floods the space with natural light. The room is enhanced by a sleek wall-mounted gas fireplace beneath a mounted TV, creating a cosy focal point. The wooden flooring extends throughout, adding warmth and character, while the open-plan layout flows seamlessly into the kitchen area, making it ideal for both relaxing and entertaining.

Kitchen and Dining Area

15'9" x 9'1" (4.8m x 2.8m)

The kitchen is a modern and bright space, fully fitted with sleek cabinetry and integrated appliances. A central island with a built-in hob and overhead extractor creates a practical and stylish workspace. The room benefits from ample light through windows and skylights, and includes a utility area with practical appliances and additional storage. The dining area is comfortably situated adjacent to the kitchen, offering a perfect spot for casual meals and socialising.

Bathroom

9'1" x 9'1" (2.8m x 2.8m)

A beautifully presented bathroom featuring a freestanding clawfoot bathtub set against stylish tiled walls and flooring. The space combines classic elegance with modern fixtures, including a spacious vanity unit and an abundance of natural light from the window, creating a serene environment for relaxation.

Bedroom/Office

15'8" x 8'0" (4.8m x 2.4m)

This versatile ground floor bedroom or office benefits from natural light and offers a peaceful, private space suitable for working or relaxing. It is positioned close to the main entrance and staircase, providing easy access to the rest of the home.

Landing

Bedroom 1

15'5" x 12'4" (4.7m x 3.8m)

The main bedroom is a generously proportioned room featuring a large window that fills the room with natural light. It includes built-in wardrobes with a contemporary finish, providing ample storage while maintaining a clean and uncluttered feel.

Bedroom 2

10'5" x 9'0" (3.2m x 2.7m)

Bedroom 2 is a well-proportioned room with a large bay window offering plenty of natural light. It features a wall of built-in wardrobes with a modern look, and a bright, neutral carpeted floor for comfort and warmth. The room creates a calm and restful atmosphere, ideal for a good night's sleep.

Wet Room

5'10" x 5'2" (1.8m x 1.6m)

The first-floor wet room is a contemporary space fitted with a walk-in shower, tiled walls and floor, and a WC. The room benefits from natural light through a frosted window, combining practicality with modern design.

Rear Garden

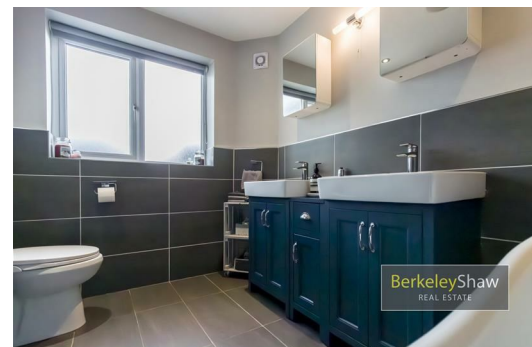
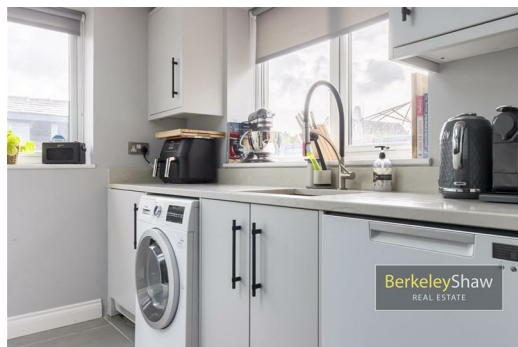
The rear garden is a neatly maintained, low-maintenance outdoor space, mainly laid to lawn and bordered by painted fencing. There is a paved patio area adjacent to the house, perfect for outdoor seating and entertaining. At the far end, a large blue garden building provides versatile space that could serve as a workshop, office or leisure room, complete with lighting and electric sockets.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (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 |



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, wall, ceiling and other dimensions are approximate and no responsibility is taken for any errors or omissions in the measurements. The plans are for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency for the given. Made with Metron 10/2015



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