



81 Moor Drive, Liverpool, Merseyside L23 2UT

Guide Price £264,500

*** WE WILL BE HOLDING AN OPEN VIEWING HERE ON SATURDAY 16TH NOVEMBER- PLEASE CALL TO BOOK YOUR VIEWING 0151 924 6000 *** BERKELEY SHAW are excited to bring to the market for the first time in over 20 years, this THREE BEDROOM family home situated within this ever popular residential area. Internally the property offers entrance hallway, lounge, open plan kitchen/ dining/ family space with access on the the rear SOUTH WEST FACING garden. To the first floor there are three bedrooms and a family bathroom. The rear garden is enclosed and mainly laid to lawn. There is a detached single garage and off road parking.

An internal inspection is highly recommended.



Entrance Porch

Double glazed door into the entrance porch. Step up and door into the entrance hallway.

Hallway

With doors off to the lounge and kitchen. Stairs to the first floor. Under stairs cupboard.

Lounge

A double aspect room with Double glazed bay window to front and double glazed window to side. Laminate flooring. Gas fire with feature surround.

Open Plan Kitchen/ Dining/ Family Room

A lovely open plan room with a double aspect looking over the rear garden and side. The kitchen is fitted with a range of neutral coloured gloss base and wall units with complimenting wood effect work surfaces over incorporating sink unit. Built in double oven and gas hob. Built in fridge freezer and dishwasher. Space for washing machine. Laminate flooring. Door opening onto the rear garden.

First Floor

With doors off to bedrooms one, two and three and family bathroom.

Bedroom One

A double aspect room with double glazed bay window to front and further double glazed window to side.

Bedroom Two

Double glazed window to rear.

Bedroom Three

Double glazed window to side. Airing cupboard.

Family Bathroom

A three piece suite comprising paneled bath with shower over, hand wash basin built into vanity unit and WC Heated towel rail. Tiled walls and flooring. Two double glazed windows.

Rear Garden

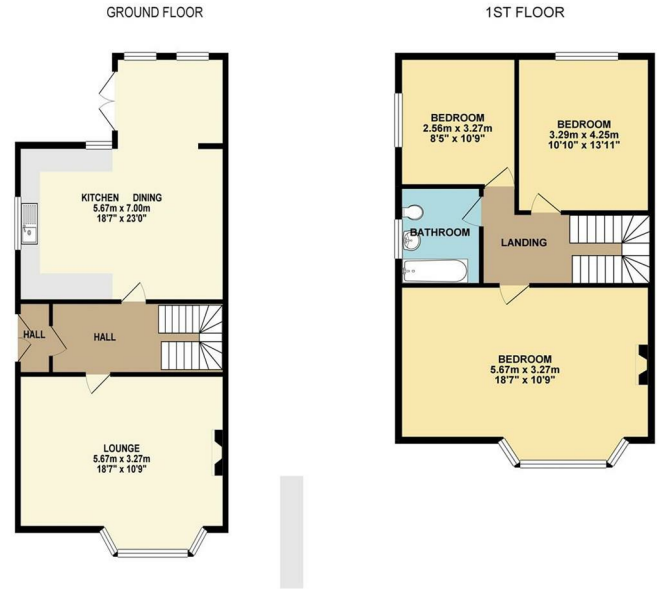
A rear garden mainly laid to lawn with patio area for sitting out. Side access gate.

Garage

Single garage with up and over door.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		73
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 effort 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 misstatement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, fixtures and fittings are shown for information only and no guarantee as to their availability or efficiency can be given. www.berkeleyshaw.com

