



## 9 Moor Coppice, Liverpool, Merseyside L23 2XJ

Offers In Excess Of £400,000

BERKELEY SHAW are thrilled to bring to market this FOUR bedroom DETACHED family home in a quiet cul-de-sac in Crosby. The property would benefit from some modernisation and is conveniently located close to primary and secondary schools, shops, parks and transport links.

This family home briefly comprises of a porch, entrance hall, lounge, dining room, kitchen and WC to the ground floor. The first floor has 4 bedrooms and a family bathroom. The property also has driveway and gardens along with an integral garage.

Please contact BERKELEY SHAW on 0151 924 6000 to arrange your viewing!





## Ground Floor

### Porch

6'6" x 4'3" (2 x 1.3)

Tiled floor

### Entrance Hall

10'9" x 7'2" (3.3 x 2.2)

Radiator

### Lounge

UPVC double glazed window, gas fire with surround, radiator x 2.

### Dining Room

UPVC double glazed patio doors leading to rear garden, radiator.

### Kitchen/Diner

Range of wall and base units, double oven, gas hob with extractor fan, stainless steel sink with mixer tap, integrated fridge and freezer, integrated washing machine, boiler, ceramic tiled floor, UPVC double glazed windows x 2, UPVC double glazed door leading to rear garden.

### WC

9'6" x 2'7" (2.9 x 0.8)

Low level WC, sink, radiator, UPVC double glazed window, part tiled walls.

### Storage Cupboard

5'10" x 2'11" (1.8 x 0.9)

## First Floor

### Landing

UPVC double glazed window

### Bedroom 1

16'4" x 11'9" (5 x 3.6)

UPVC double glazed window, radiator, fitted wardrobes.

### Bedroom 2

11'1" x 10'5" (3.4 x 3.2)

UPVC double glazed window, radiator

### Bedroom 3

11'9" x 10'5" (3.6 x 3.2)

UPVC double glazed window, radiator

### Bedroom 4

10'9" x 9'2" (3.3 x 2.8)

UPVC double glazed window, radiator, storage cupboard containing hot water cylinder.

### Family Bathroom

Low level WC, sink with storage cupboard, bath, shower cubicle, towel ladder radiator, tiled walls and floor, UPVC double glazed window.

## Outside

### Front Garden

To the front there is a driveway, lawned area and well established shrubs.

### Rear Garden

The rear garden is laid to lawn with 2 patio areas, shed and various well established shrubs and trees.

## Garage

16'4" x 7'10" (5 x 2.4)

