



193 Moor Lane, Liverpool, Merseyside L23 2XB

Offers Over £325,000

Are you searching for a spacious family home with superb local schools?

Berkeley Shaw Real Estate is delighted to offer for sale this fantastic and extended three-bedroom semi-detached home located on Moor Lane L23. The surrounding area offers a wide variety of amenities making this perfect for a variety of buyers. The area offers a variety of local schools making this perfect for families. The property is also ideally placed for access to the M57 and M58 network making this perfect for commuters.



Entrance hall

Radiator, storage cupboard, stairs to upper floor & wood paneling.

WC

WC, basin, part tiled wall, tiled floor, double glazed window & radiator.

Sitting room

Gas fire, double glazed window, radiator & picture rail.

Kitchen diner

Range of wall & base units, breakfast bar, double glazed windows into bay, stainless steel sink with composite drainer, induction hob, double electric oven, integrated microwave, integrated dishwasher, extractor hood, integrated washing machine, integrated fridge freezer, 2 x UPVC double glazed 'French' style doors, radiator & vertical radiator

Living area

Gas fire, radiator, laminate floor & spotlights.

Landing

2 x double glazed windows & loft access.

Bedroom 1

Double glazed windows to bay, radiator & picture rail.

Bedroom 2

Double glazed window, radiator and fitted wardrobe housing combi boiler.

Bedroom 3

Double glazed window & radiator.

Shower room

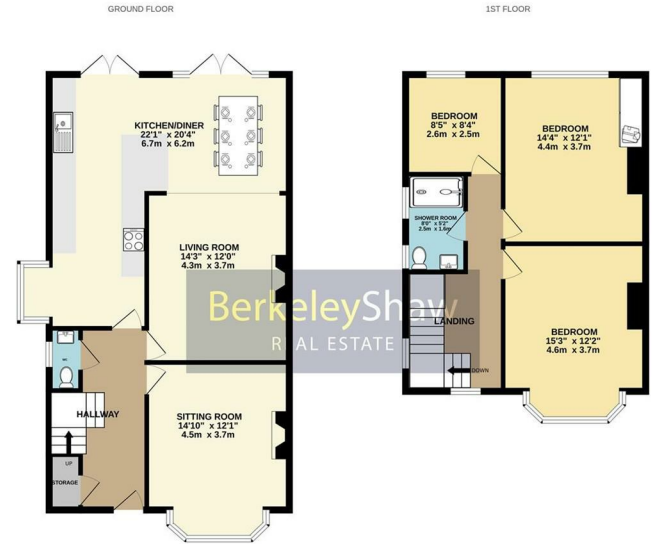
Walk in shower with electric shower, basin, WC, 2 x double glazed windows, tiled walls & tiled floor.

Externally

Situated on a corner plot with wall & gated front garden. Paved rear garden with lawned side garden. Detached garage accessed via Beech Park.

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		
	60	72
	EU Directive 2002/91/EC	
	England & Wales	

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		
	55	66
	EU Directive 2002/91/EC	
	England & Wales	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and the responsibility taken by any estate agent or real estate agent. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The agency, estate agent and real estate agent have not been held and no guarantee as to their accuracy or efficiency can be given. Made with HomeSpace (2022)



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