



BerkeleyShaw

65 Moor Drive, Liverpool, L23 2UT Offers Over £350,000

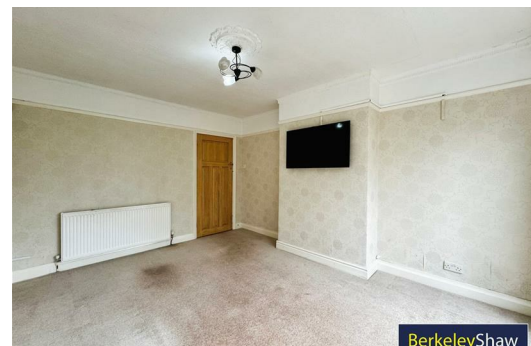
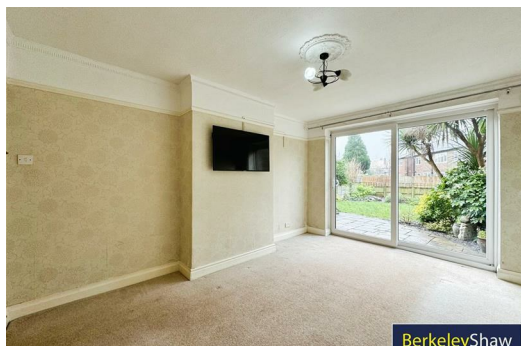
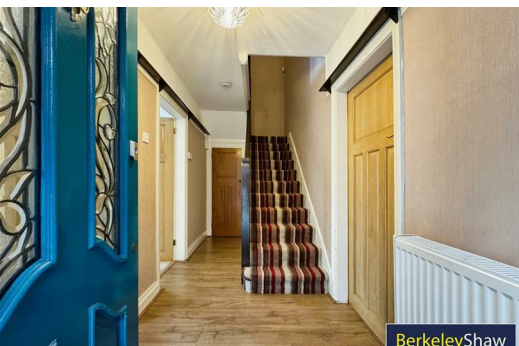
If you're in search of a spacious family home, this charming property could be the perfect fit for you!

Located on Moor Drive, L23, and brought to market by Berkeley Shaw Real Estate, this generously sized semi-detached home exudes character and charm. Ideally suited for families, it is within easy reach of a variety of excellent schools in the area. Crosby Village is also close by, offering a selection of shops, bars, restaurants, and cafes. For commuters, the M57/M58 motorway network is conveniently accessible.

The accommodation, spread over two floors, briefly comprises a vestibule leading to a welcoming entrance hall with understairs WC. The bay-fronted sitting room is flooded with natural light, providing the perfect spot to unwind in the evenings. To the rear of the property, you'll find a beautiful living room with sliding doors out to the rear garden. Completing the ground floor layout is a kitchen, equipped with a range of integrated appliances and door out to the rear garden. Upstairs, the landing provides access to four generously sized bedrooms, shower room & separate WC.

Externally, the property benefits from a front garden with a driveway, providing off-street parking, and leading to the detached garage. To the rear is a spacious rear garden with a patio area, side access, a well-maintained lawn, and mature borders—an ideal space to enjoy the sunshine. Additional benefits include no onward chain, gas central heating and double glazing.

Viewing is essential to fully appreciate the quality and appeal of this wonderful family home!



Porch

Timber double doors, meter cupboards & tiled floor.

Entrance hall

Laminate flooring, radiator & staircase to first floor.

Kitchen

Double glazed windows, tiled, kitchen comprises of a range of fitted base and wall units with oven, hob, dishwasher, under counter fridge & double glazed door to the rear.

Living room

Double glazed sliding door to garden, carpet & radiator.

Sitting room

Double glazed windows to front bay & side, radiator & fireplace.

WC

WC, basin & understairs storage.

Landing

Loft access & access to all first floor rooms.

Bedroom 1

Double glazed windows to bay, fitted wardrobes & radiator.

Bedroom 2

Double glazed windows & radiator.

Bedroom 3

Double glazed windows & radiator.

Bedroom 4

Double glazed window, cupboard housing combi boiler & radiator.

Shower room

Basin, corner shower, part tiled walls, towel radiator & double glazed window.

WC

Part tiled walls, WC & double glazed window.

Externally

Walled front garden, off street parking to the side of the property, leading to a detached garage. Rear garden with

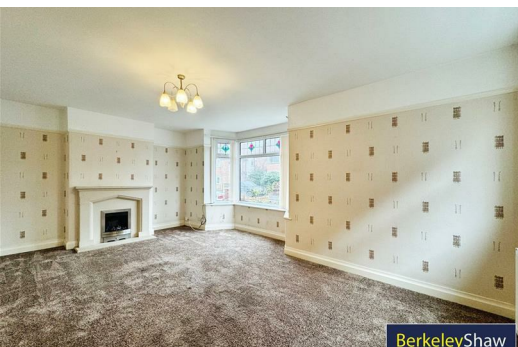
generous patio area, lawn & mature borders with garage access.

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		
	73	84
	EU Directive 2002/91/EC	
	England & Wales	

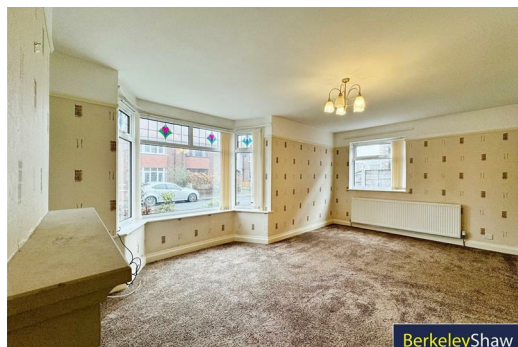
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
	England & Wales	



We do not warrant that we have made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, room and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given to the accuracy of the floorplan. Measurements are to the internal face of walls.



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

