



62 Moor Lane, Liverpool, L23 4TW

Offers Over £280,000

If you are looking for a perfect family home with excellent local schools, this could be the property for you!

Berkeley Shaw Real Estate is delighted to bring to the sales market this three-bedroom semi-detached property located on Moor Lane L23. This is an ideal purchase for a variety of buyers whether you are a commuter needing easy access to the M57 & M58 motorway network or a family looking to take advantage of the excellent local schools.

Set out across two floors, the accommodation briefly comprises; porch leading to inviting entrance hall with understairs WC. The ground floor boasts a stunning living room, flooded in natural light via the bay window & beautifully finished with media wall & alcove storage. To the rear of the property is a spacious dining room, perfect for entertaining guests. Completing the ground floor layout is a fitted kitchen with a range of integrated appliances and ample storage. Rising to the first floor, the landing is flooded with natural light via an expansive window and provides access to three well-proportioned bedrooms and a modern four-piece bathroom. Externally, the property boasts driveway parking for several cars, private side yard with garage access and a generous rear garden. Further benefits to the property include gas central heating and double glazing.

Viewing is essential to appreciate this fantastic home!



Porch

UPVC door & 3 x double glazed windows

Entrance hall

Laminate floor, composite front door, radiator, wood paneling, 2 x double glazed windows & stairs to first floor.

Living room

Wood paneling, media wall with alcove storage, radiator, double glazed windows & picture rail.

Dining room

2 x double glazed windows, UPVC 'French' style doors, laminate floor, radiator & feature fireplace.

Kitchen

Range of wall & base units, rolled edge work tops, double glazed window, induction hob, electric oven, extractor hood, stainless steel sink with mixer tap & drainer & stable door to side elevation.

WC

WC & basin.

Landing

Double glazed window

Bedroom 1

Double glazed window, radiator & loft access.

Bedroom 2

Double glazed window, radiator & picture rail.

Bedroom 3

Double glazed windows & radiator.

Bathroom

Tiled floor, tiled walls, vanity unit with basin & WC, bath, walk in shower, towel radiator & 2 x double glazed windows.

Externally

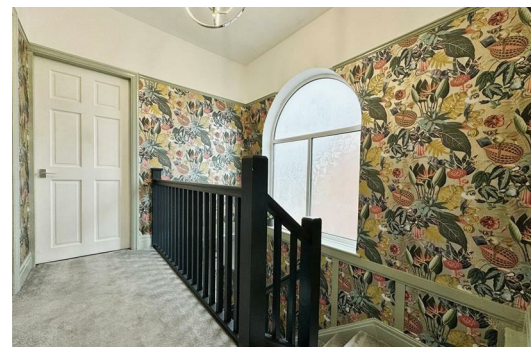
Block paved front garden with driveway parking for several vehicles. Rear garden with decked area, laid to lawn & garage.

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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, elevations, areas and sky other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agents, solicitors and other professionals have not been asked to guarantee accuracy in the information contained herein.
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