



## 11 Moorfield Road, Liverpool, L23 9UB

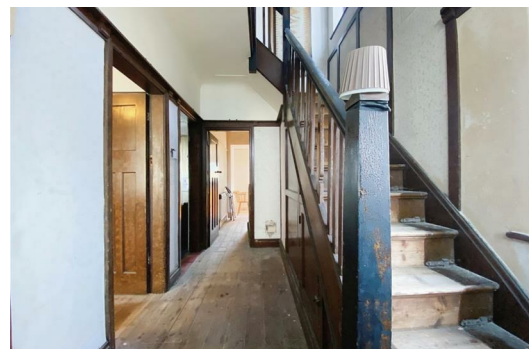
### Asking Price £250,000

If you are searching for a semi-detached home in the heart of L23 with fantastic potential, this could be the property for you!

Berkeley Shaw Real Estate is excited to bring to the sales market this fantastic three-bedroom semi-detached property located on Moorfield Road L23. The property is in one of the most desirable postcodes in the region given the wide variety of amenities available. There are superb schools covering all age ranges, making this ideal for families. The surrounding area also offers a wide selection of shops, restaurants, cafes and bars. If you are a commuter needing strong transport links, the area offers a strong transport infrastructure via both road and rail.

The property retains many original features and much of its charm. There is some modernisation needed, but some work has been undertaken adding a modern kitchen and bathroom. Set out across two floors, the accommodation briefly comprises; porch leading to the entrance hall. From here, you access the bay fronted living room which boasts a feature fireplace. To the rear of the property is a further reception room which is flooded with light via the bay and provides access out to the garden. Completing the ground floor layout is a morning room with a further feature fireplace and a modern fitted kitchen boasting a range of integrated appliances and ample storage. Rising to the first floor, the landing gives access to three bedrooms and a four-piece bathroom. Externally, the property boasts a block paved driveway to the front and a spacious rear garden which offers further fantastic potential. Further benefits to the property include majority double glazing and no onward chain.

Get in touch today to book a viewing!





## Porch

UPVC double glazed 'French' doors

## Entrance hall

Stairs to upper floor, radiator, single glazed window & wood panelling.

## Living room

Radiator, double glazed windows to bay, picture rail & open fire with tiled & wooden surround.

## Sitting room

UPVC double glazed windows, UPVC door to garden, radiator, feature fireplace & picture rail.

## Morning room

Single glazed window, radiator & open fire.

## Kitchen

Range of wall & base units, quartz work tops, induction hob, double electric oven, integrated fridge freezer, integrated washing machine, extractor hood, spotlights, sink unit, double glazed window and UPVC door to garden.

## Landing

Single glazed window & loft access.

## Bedroom 1

Feature fireplace, radiator, double glazed window & picture rail.

## Bedroom 2

Feature fireplace, radiator, double glazed window & picture rail.

## Bedroom 3

Double glazed window, radiator & picture rail.

## Bathroom

Double glazed window, corner bath, shower unit, tiled walls, tiled floor & radiator.

## Externally

Block paved driveway. Rear garden with lawned area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plans & the described property only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with HomePro C202



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