



BerkeleyShaw

66 Moor Lane, Liverpool, L23 4TW

Asking Price £325,000

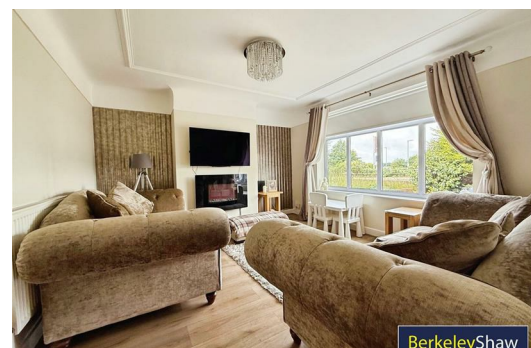
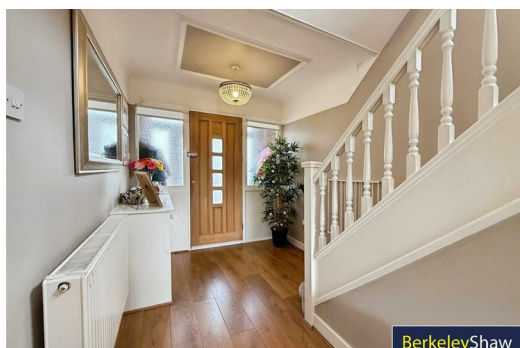
****Spacious & Stylish 3-Bedroom Family Home in Ideal Location****

Situated in a highly sought-after residential area, this extended three-bedroom semi-detached property offers the perfect blend of comfort, convenience, and space for growing families. Ideally located within walking distance of local schools, shops, and excellent motorway links, this home ticks all the boxes for easy modern living.

To the front, the property boasts driveway parking for two vehicles and a garage, providing practical storage or potential for further conversion. Inside, the home opens to two generous reception rooms, one of which features sliding doors leading directly onto the sunny, south-facing rear garden – a fantastic space for entertaining or relaxing with the family.

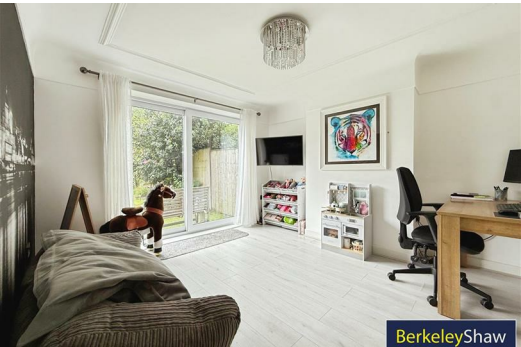
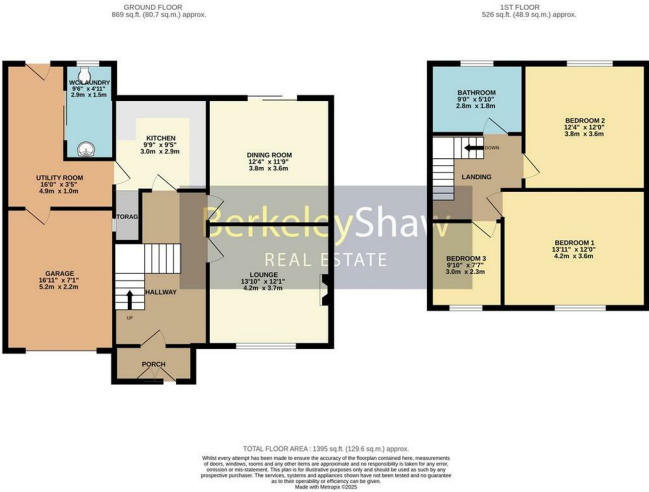
The kitchen is well-equipped with modern fitted units, ample worktop space, and a sink perfectly positioned to overlook the garden. A convenient utility room and downstairs WC add to the home's practicality and functionality.

Upstairs, you'll find a modern family bathroom, tastefully finished in neutral tones, complete with a full-size bath and a separate shower cubicle. The sleeping accommodation includes two spacious double bedrooms – one overlooking the front and the other the rear – plus a well-proportioned single bedroom, ideal for a child's room, guest space, or a home office.



- Hall
- Front Lounge
- Dining Room
- Kitchen
- WC/Laundry
- Garage
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

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



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