



# 19 Moorfield Road

, Liverpool, L23 9UB

£309,995



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## Ground Floor

### Entrance Hall

15'08 x 6'11 (4.78m x 2.11m)

UPVC frosted double glazed door to front elevation, UPVC frosted double glazed window to side elevation, laminate flooring, storage cupboard.

### Lounge

11'02 x 13'11 (3.40m x 4.24m)

UPVC double glazed bay style window to front elevation, laminate flooring, radiator, gas fire.

### Living Room

11'05 x 14'07 (3.48m x 4.45m)

UPVC double glazed door and windows to rear elevation, radiator, laminate flooring, cast iron fire.

### Kitchen

19'05 x 7'03 (5.92m x 2.21m)

UPVC double glazed door to side elevation, UPVC double glazed windows to rear elevation, Velux windows, range of wall and base units, subway tiled splashback, 1 1/2 bowl sink with mixer tap, induction hob and electric oven, extractor fan, plumbing for white goods, radiator, storage cupboard.

## First Floor

### Landing

6'11 x 7'07 (2.11m x 2.31m)

UPVC frosted double glazed window to side elevation, carpet flooring, smoke alarm.

### Bedroom One

11'03 x 13'10 (3.43m x 4.22m)

UPVC double glazed bay style window to front elevation, carpet flooring, radiator.

### Bedroom Two

11'04 x 14'07 (3.45m x 4.45m)

UPVC double glazed window to rear elevation, radiator, carpet flooring.

### Bedroom Three

6'11 x 7'07 (2.11m x 2.31m)

UPVC double glazed window to front elevation, carpet flooring, radiator.

### Bathroom

6'10 x 8'05 (2.08m x 2.57m)

UPVC frosted double glazed windows to rear and side elevation, full tiled, WC, wash hand basin, bath with mixer shower, radiator, loft access, downlights.

## Externally

### Front Garden

Block paved driveway, side access

### Rear Garden

Side access, decking area with steps down to patio, artificial lawn, outside light.

### Garden Room

8'03 x 14'0 (2.51m x 4.27m)

Power and lights.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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