



1 Moor Close

Crosby, Liverpool, L23 2XN

£1,250



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Entrance Hall

UPVC double glazed door to side. Radiator. Alarm system , Both front & rear doors are fitted with secure locks with coded keys . Understairs storage cupboard.

Lounge 19'6 x 13'11

UPVC double glazed window to front. Radiator. Hardwood flooring.

Dining Room 10'11 x 9'8

Radiator. Open to:

Conservatory 8'0 x 7'0

UPVC double glazed windows to rear and side
UPVC double glazed double doors to side.

Kitchen 10'10 x 9'4

UPVC double glazed door to side. Range of wall, base and drawer units with integrated gas oven and gas hob. Plumbed for washing machine. Tiled flooring.

Cloakroom/W.C.

Wash basin and close coupled W.C.

Landing

UPVC double glazed window to side. Radiator. Loft access. Cupboard housing combination gas central heating boiler.

Bedroom No. 1 Front 13'11x 10'0

UPVC double glazed window to front. Radiator. Laminate flooring. Built in wardrobes and dresser.

Bedroom No. 2 Rear 10'11 x 9'9

UPVC double glazed window to rear. Radiator. Built in wardrobes and dresser.

Bedroom No. 3 Rear 10'11 x 9'4

UPVC double glazed window to rear. Radiator. Laminate flooring. Built in wardrobes.

Bedroom No. 4 Front 10'9 x 8'9

UPVC double glazed window to front. Radiator. Built in wardrobe.

Bathroom 6'10 x 5'6

UPVC double glazed window to side. Radiator. Bath with shower over, wash basin and close coupled W.C.

Rear Garden

Lawned garden with flagged patio.

Garage

Garage to rear accessed via gated side driveway.

Front Garden

Mature front Garden featuring lawned area , borders and flagged driveway.

Tenure

The Vendor informs us that the property is freehold.

EPC = D

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3709-9124-0000-0186-4292>



Road Map



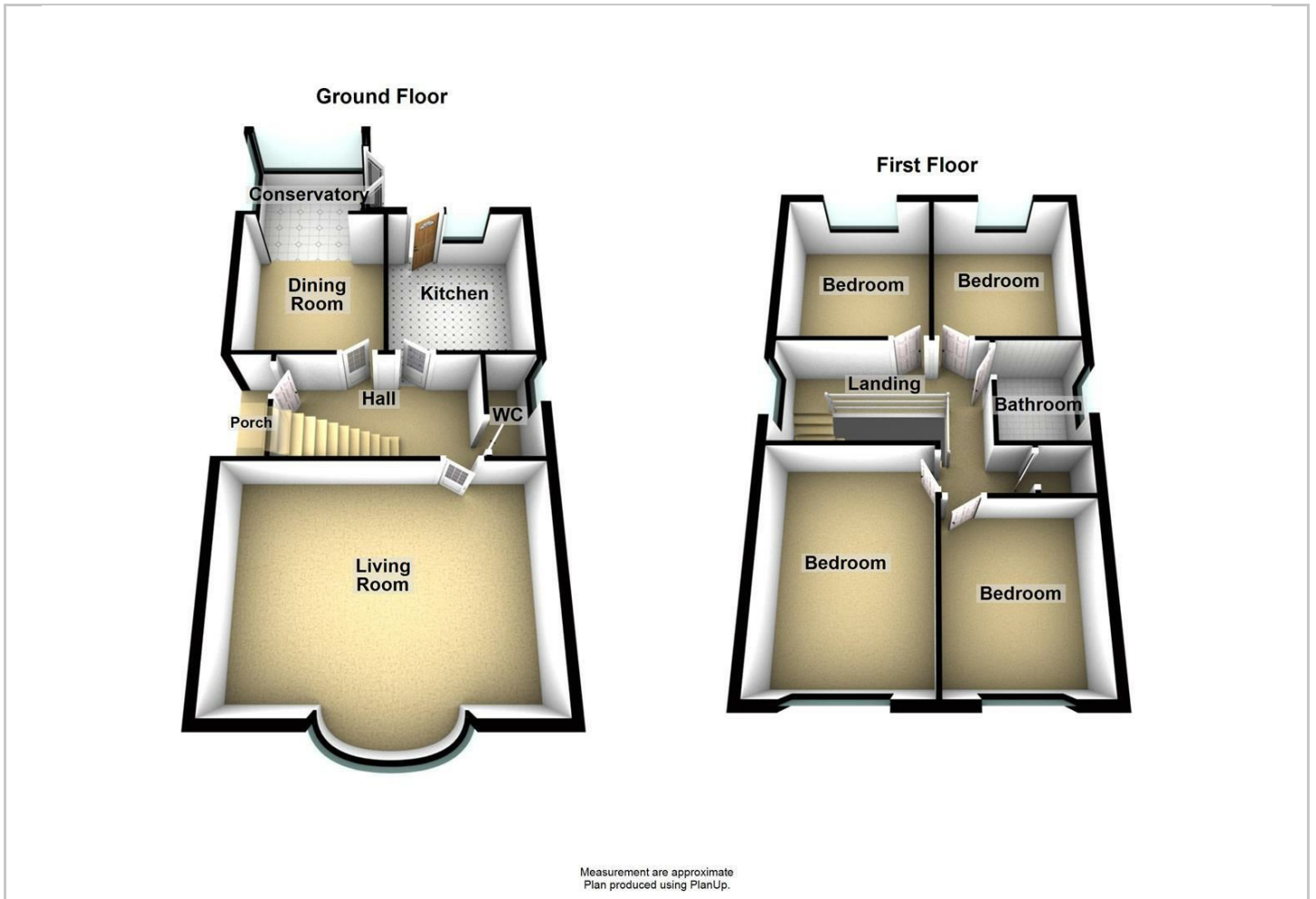
Hybrid Map



Terrain Map



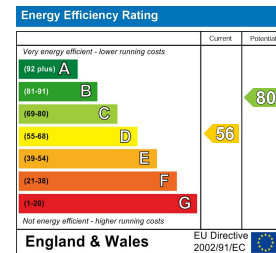
Floor Plan



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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