



## 60 Moss Lane, Liverpool, Merseyside L31 9AQ

### Offers Over £250,000

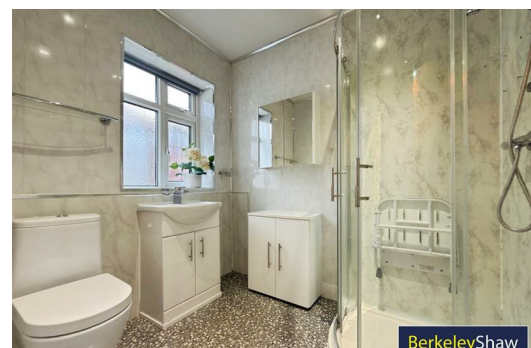
This well-presented 2 DOUBLE BEDROOM semi-detached bungalow is ideally located in the POPULAR RESIDENTIAL AREA OF LYDIATE on the main Maghull Circular bus route and offers comfortable, well-proportioned accommodation throughout.

The property benefits from DRIVEWAY PARKING FOR UP TO 3 VEHICLES along with a DETACHED GARAGE, providing excellent parking and storage options. To the rear is a well-tended GARDEN with decked patio perfect for relaxing or entertaining.

Internally, the home has been EXTENDED TO INCLUDE A CONSERVATORY, creating a lovely additional living space that is ideal for DINING. With PATIO DOORS OPENING DIRECTLY ONTO THE GARDEN, the room offers a seamless indoor-outdoor feel, particularly enjoyable during the warmer months.

The COSY LOUNGE features a FOCAL FIREPLACE, creating a warm and inviting space to unwind. The fitted kitchen is modern well-equipped. Both bedrooms are GENEROUS DOUBLE ROOMS, while the accommodation is completed by a stylish SHOWER ROOM finished to a contemporary standard.

This charming bungalow combines comfort and practicality and is ideal for buyers seeking SINGLE LEVEL LIVING in a DESIRABLE LOCATION.





## Hall

## Lounge

14'5" x 13'3" (4.40 x 4.06)

## Kitchen

7'11" x 6'5" (2.42 x 1.96)

## Conservatory/Dining Room

16'10" x 6'5" (5.14 x 1.96)

## Bedroom 1

14'11" x 10'8" (4.56 x 3.27)

DOUBLE

## Bedroom 2

10'7" x 10'0" (3.25 x 3.06)

DOUBLE

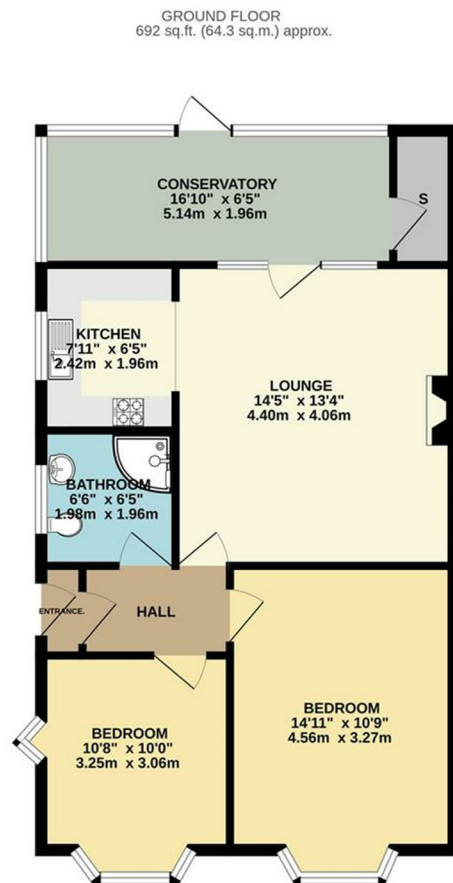
## Shower Room

6'5" x 6'5" (1.98 x 1.96)

## Garage Detached

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	78

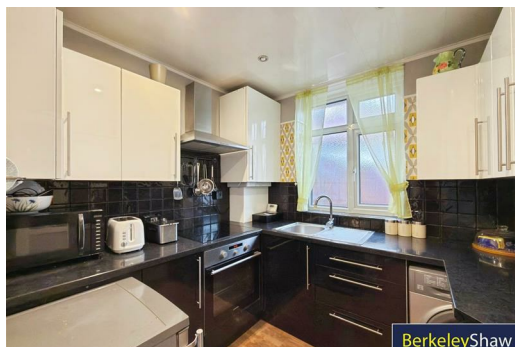
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.  
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