



## 63 Moor Drive

, Liverpool, L23 2UT

**Offers in the region of £395,000**



This beautifully extended three-bedroom semi-detached home is a true gem. Abode is delighted to present this turn-key property, which offers a perfect blend of comfort and modern living.

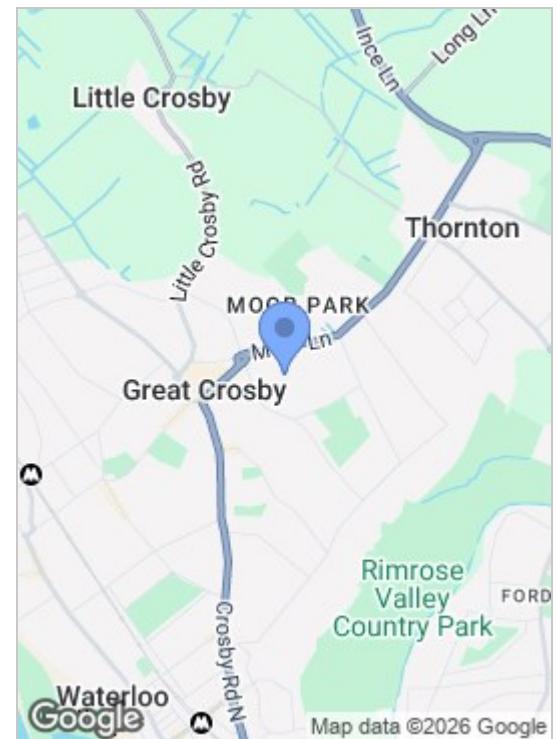
Upon entering, you are welcomed by a charming porch that leads into a spacious hallway. The front lounge is cosy and inviting, providing an ideal space for relaxation. The heart of the home is undoubtedly the extended open-plan kitchen, dining, and seating area, which is perfect for entertaining family and friends. Additionally, the property features a convenient utility space and a downstairs WC, enhancing its practicality.

As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The large family bathroom boasts a four-piece suite and is in excellent condition, ensuring a delightful experience for all.

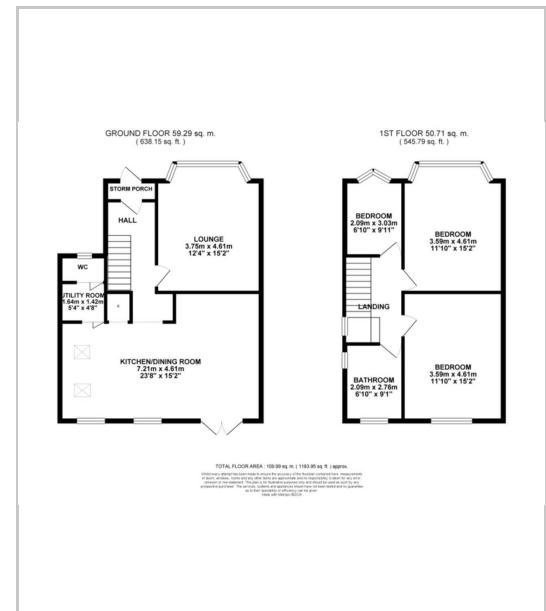
Externally, the property benefits from a south-west facing garden, complete with a patio area and a well-maintained lawn, perfect for enjoying sunny afternoons. To the front, there is off-road parking for TWO vehicles, adding to the convenience of this lovely home.



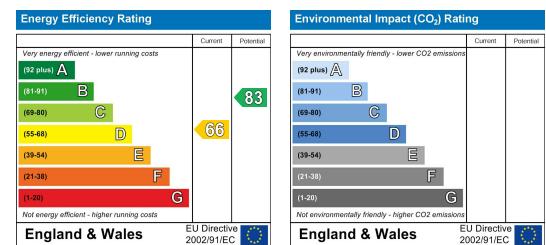
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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