

Moorhey Road, Liverpool, L31 5LG



£258,000 (Subject to contract)

A well presented semi detached house which is ready for a buyer to move straight into. Situated in a residential location convenient for the shops on Moorhey Road as well as being close to well regarded local schools. The accommodation includes gas central heating, double glazing and briefly comprises entrance hall, fitted cloakroom, utility room and store with access to the rear garden, living room with feature fireplace, opening to dining room with patio door to rear garden, modern fitted kitchen with integrated appliances. To the first floor there are three bedrooms and the contemporary bathroom with white suite. Driveway with off road parking for cars, rear garden with artificial lawn for easy maintenance and a patio area.



Location: located on Moorhey Road in Maghull close to the junction with Bridge Road

Entrance hall storage cupboard, radiator

Cloakroom low level w.c, wash hand basin, tiled walls, heated towel rail

Living room 15' 4" into bay x 12' 3" (4.68m into bay x 3.73m) laminate floor covering, feature fireplace with electric fire,

double glazed bay window, opening to:

Dining room 9' 9" x 8' 7" (2.97m x 2.62m) laminate floor covering, spotlights to ceiling, radiator, double glazed patio door to

rear garden

Kitchen 9' 5" x 9' 3" (2.87m x 2.82m) circular sink unit with drainer, base and drawer units with worktop surfaces over,

matching wall units, Zanussi induction hob, Beko electric oven, integrated dishwasher and microwave, space for

American style fridge/freezer, double glazed window

Utility room 5' 11" x 5' 3" (1.81m x 1.59m) plumbing for washing machine and dryer, tiled floor, double glazed window and

door, door to:

Side hallway door to rear garden, door to:

Store 7' 10" x 5' 10" (2.38m x 1.77m) useful garden storage, double glazed window

First floor landing access to loft, double glazed window

Front bedroom 1 11' 3" x 10' 0" (3.44m x 3.04m) fitted wardrobes, storage cupboard, laminate floor covering, radiator, double

glazed window

Rear bedroom 2 9' 4" x 10' 5" (2.84m x 3.18m) recess cupboard, laminate floor covering, radiator, double glazed window

Front bedroom 3 10' 5" x 8' 2" (3.17m x 2.50m) laminate floor covering, double glazed window

Bathroom white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level

w.c, tiled walls, tiled floor, heated towel rail, double glazed window

Outside driveway with parking for cars, rear garden with artificial lawn, patio area and shed

Viewing Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view

Council tax Council tax band B

Tenure Freehold

Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.

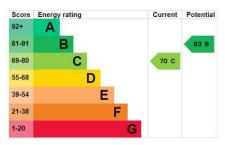
GROUND FLOOR 563 sq.ft. (52.3 sq.m.) approx. 1ST FLOOR 415 sq.ft. (38.5 sq.m.) approx.





TOTAL FLOOR AREA: 978 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms 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.



The graph shows this property's current and potential energy rating.











