



BerkeleyShaw

18 Moss Side, Liverpool, Merseyside L37 3JZ

Asking Price £650,000

A RARE OPPORTUNITY to purchase this substantial 1970s DETACHED family home, occupying an impressive plot of approximately QUARTER OF AN ACRE and offering over 2,000 SQ FT of spacious and versatile accommodation. Owned by the same family for nearly 50 YEARS, the property has been carefully maintained and now presents an exciting opportunity for its next owners to ADD THEIR OWN STAMP.

The ground floor begins with a spacious and welcoming PORCH and entrance hallway, setting the tone for the generous proportions found throughout. The main lounge leads through to an L-SHAPED CONSERVATORY overlooking the beautiful gardens, while the spacious OPEN-PLAN KITCHEN flows into the dining room and family room, creating an excellent layout for everyday family life and entertaining. A handy downstairs WET ROOM and separate WC complete the ground-floor accommodation.

Upstairs, the notably LARGE LANDING provides a wonderful sense of space rarely found in more recently built homes. There are THREE DOUBLE BEDROOMS, including a particularly impressive principal bedroom with a LARGE ENSUITE. Above is a substantial ATTIC SPACE offering exciting further potential, subject to the necessary permissions.

The property also benefits from a DOUBLE GARAGE and a separate storage room which would be ideal for anyone RUNNING A BUSINESS FROM HOME, or could make an excellent home office, gym or hobby room. The boiler comes with an extended warranty until 2031, while an EPC RATING OF C provides further reassurance regarding energy efficiency.

Outside, the STUNNING ESTABLISHED GARDENS are a real highlight, offering privacy, space and an attractive setting for families, keen gardeners and outdoor entertaining. A substantial LOG CABIN with electricity and lighting provides another versatile space to enjoy throughout the year.



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Porch
10'9" x 7'4" (3.28 x 2.26)

Hall

Lounge
24'0" x 12'11" (7.32 x 3.96)

Dining Room
15'8" x 12'1" (4.80 x 3.69)

Family Room
12'1" x 9'1" (3.69 x 2.79)

Kitchen
17'8" x 12'11" (5.41 x 3.94)

Conservatory
24'5" x 13'1" (7.46 x 4.01)

Downstairs WC
7'3" x 2'7" (2.22 x 0.80)

Downstairs Bathroom (Wetroom)
7'3" x 4'6" (2.22 x 1.38)

Garage
17'1" x 13'11" (5.22 x 4.26)

Storage Room
15'3" x 8'9" (4.66 x 2.67)

Bedroom 1 (Ensuite)
12'9" x 12'0" (3.90 x 3.68)
DOUBLE

Ensuite
11'8" x 9'10" (3.57 x 3.01)

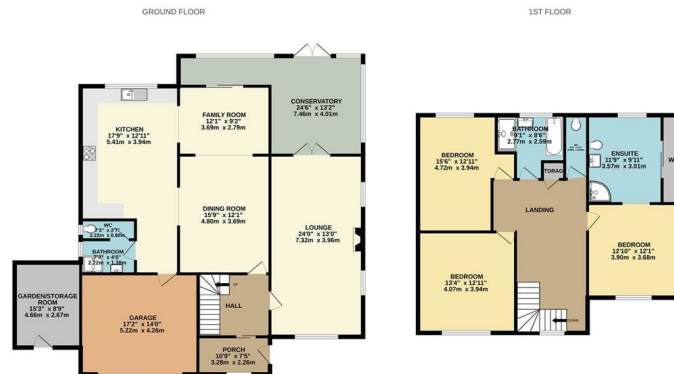
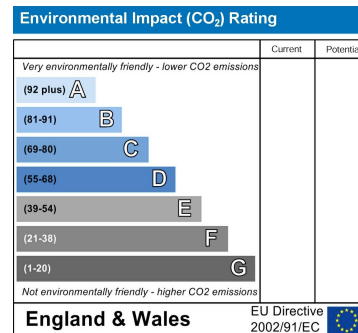
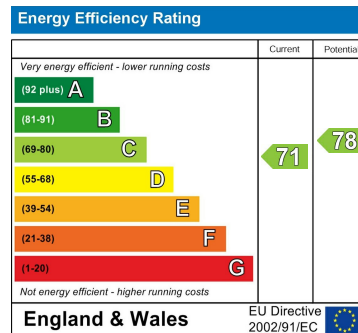
Bedroom 2
15'5" x 12'11" (4.72 x 3.94)
DOUBLE

Bedroom 3
13'4" x 12'11" (4.07 x 3.94)
DOUBLE

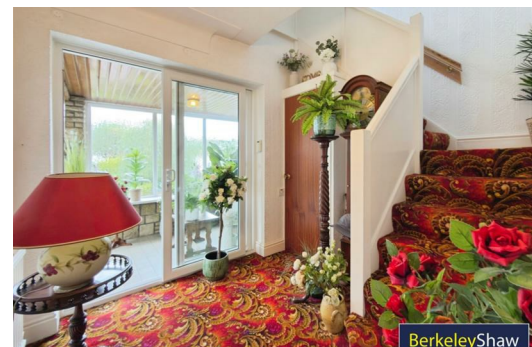
Bathroom
9'1" x 8'5" (2.77 x 2.59)

Landing

WC
8'5" x 2'11" (2.59 x 0.91)



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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. Help with Mortgage (0203)



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