



**BerkeleyShaw**

## 66 Moor Lane, Liverpool, L23 4TW

### Offers Over £300,000

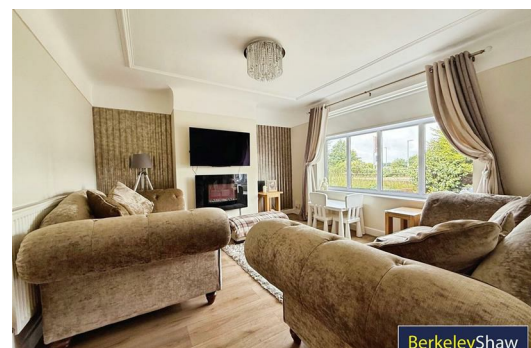
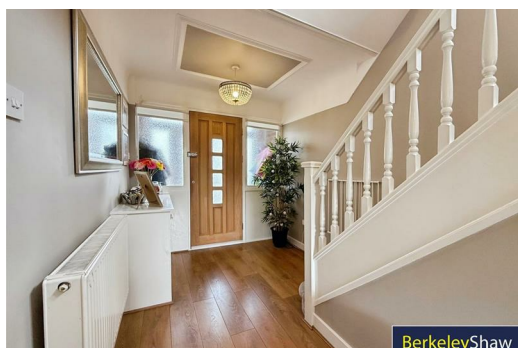
**\*\*Spacious & Stylish 3-Bedroom Family Home in Ideal Location\*\***

Situated in a highly sought-after residential area, this extended three-bedroom semi-detached property offers the perfect blend of comfort, convenience, and space for growing families. Ideally located within walking distance of local schools, shops, and excellent motorway links, this home ticks all the boxes for easy modern living.

To the front, the property boasts driveway parking for two vehicles and a garage, providing practical storage or potential for further conversion. Inside, the home opens to two generous reception rooms, one of which features sliding doors leading directly onto the sunny, south-facing rear garden – a fantastic space for entertaining or relaxing with the family.

The kitchen is well-equipped with modern fitted units, ample worktop space, and a sink perfectly positioned to overlook the garden. A convenient utility room and downstairs WC add to the home's practicality and functionality.

Upstairs, you'll find a modern family bathroom, tastefully finished in neutral tones, complete with a full-size bath and a separate shower cubicle. The sleeping accommodation includes two spacious double bedrooms – one overlooking the front and the other the rear – plus a well-proportioned single bedroom, ideal for a child's room, guest space, or a home office.



- Hall
- Front Lounge
- Dining Room
- Kitchen
- WC/Laundry
- Garage
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

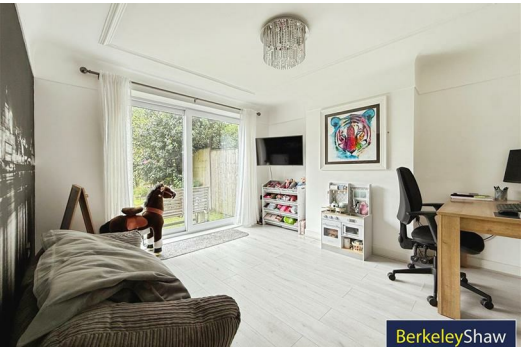
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 81        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| 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: 1395 sq.ft. (129.6 sq.m.) approx.

Whilst every effort 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide 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. Made with Hectagres 12000



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