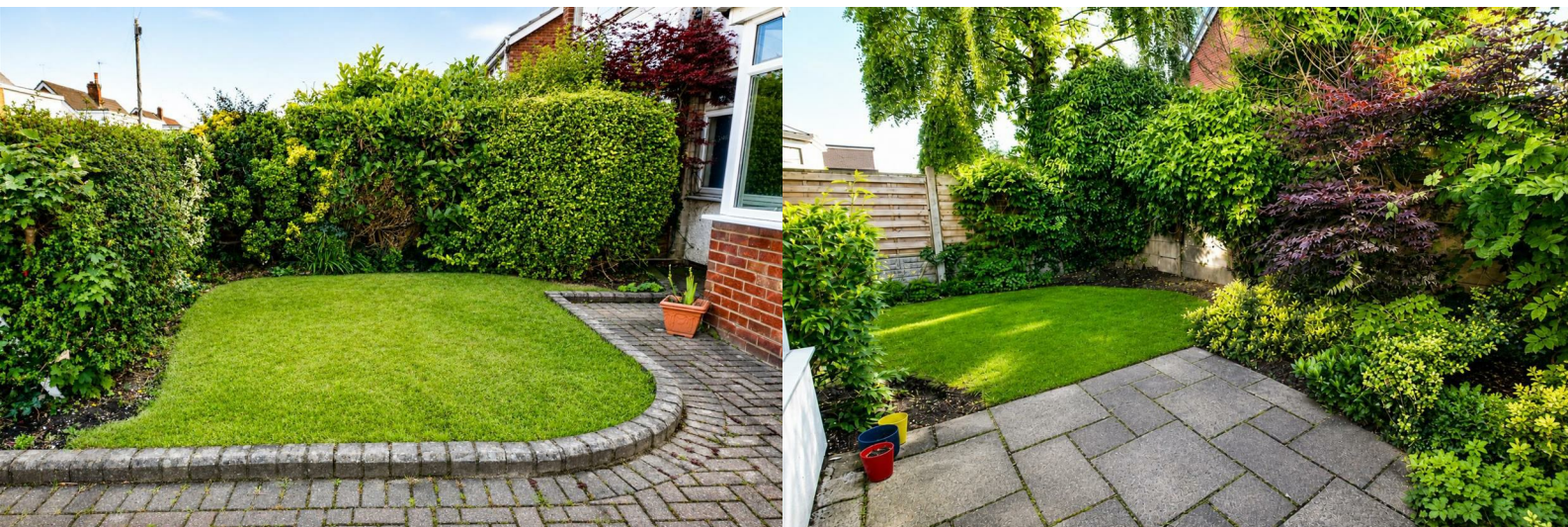




18 Moorlands Road

, Liverpool, L23 1US

Offers in excess of £250,000



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Porch

UPVC double glazed door and windows to front. UPVC double glazed windows to sides. Tiled flooring.

Living Area

The living area is beautifully finished with laminate flooring, natural light from the generous bay and a feature gas fireplace. Open to;

Dining Kitchen Area

A range of contemporary wall, base and drawer units with a number of integrated appliances, space for a large family dining table ideal for entertaining all the family.

Conservatory

uPVC windows and French doors to rear garden. Tiled floors and door leading to Garage.

Landing

Stairs leading to upper floor. Carpet Flooring uPVC double glazed frosted window to side elevation

Bedroom One

uPVC double glazed bay with front aspect. Benefitting from fitted wardrobes, cupboards and dressing table. Carpet Flooring.

Bedroom Two

uPVC double glazed window to rear aspect. Carpet Flooring

Bedroom Three

uPVC double glazed bay with front aspect. Built in Cupboard

Bathroom

Three piece white suite briefly comprising; Panel bath with shower over and glazed screen, wash hand vanity basin with storage below, Low level concealed W.C., Heated towel rail. uPVC double glazed frosted window to rear.

Garage & Off Road Parking

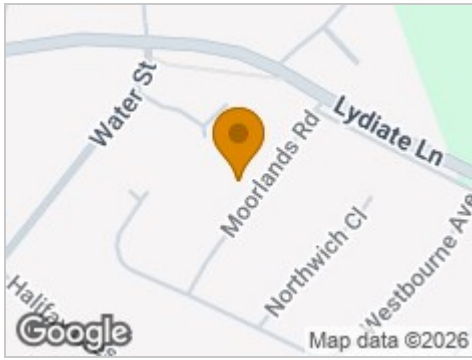
Integral Garage housing boiler (2022) , plumber for washing machine and dryer. Up and over door to front. Door leading to conservatory. There is also off road parking for an additional car to the front of the garage.

Gardens

Front and rear gardens laid to lawn with flagged area and mature planting.



Road Map



Hybrid Map



Terrain Map



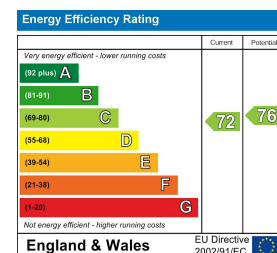
Floor Plan



Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.