



78 Moor Drive

, Liverpool, L23 2US

Offers in the region of £420,000



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Ground Floor

Vestible

A welcoming entrance vestibule with a characterful front door with frosted glass inserts, allowing natural light to filter through while maintaining privacy.

Entrance Hallway

A bright entrance hallway with wood flooring, carpeted staircase rising to the first floor, understairs storage, and access to the main ground floor rooms.

Living / Dining Room

13'8" x 18'8" (4.17m x 5.69m)

A generous open-plan reception room with bay window, wood flooring, feature fireplace and surround, decorative ceiling detailing, and ample space for both lounge and dining furniture.

Lounge

13'10" x 11'1" (4.23m x 3.39m)

A well-presented rear lounge area with wood flooring, feature wall, decorative shelving, and French doors opening directly onto the rear garden, flowing neatly into the adjoining kitchen.

Kitchen

13'10" x 7'1" (4.23m x 2.16m)

A stylish open-plan kitchen fitted with sleek white units, light work surfaces, tiled splashbacks, under-cabinet lighting, range-style cooker, integrated dishwasher, Plumbing for washing machine and space for fridge/freezer, breakfast bar seating, and window overlooking the rear garden.

Cloaks

Low level W.C., and wash hand basin

First Floor Landing

Carpet flooring, doors leading to all first floor rooms

First Floor Principle Bedroom

13'8" x 18'8" (4.17m x 5.69m)

A spacious double bedroom with bay window to front aspect, feature wall, neutral carpet, and ample room for a double bed, seating, storage, and desk area.

Bedroom Three

13'10" x 10'10" (4.23m x 3.32m)

A bright double bedroom with neutral décor, carpet flooring, large window with rear aspect, and space for bed, storage furniture, and dressing table or desk area.

Bedroom Four

10'8" x 7'2" (3.26m x 2.19m)

A versatile single bedroom with neutral carpet, soft green décor, window, and flexible space for use as a single bedroom, study, dressing room, or home office.

Family Bathroom

10'7" x 6'0" (3.24m x 1.85m)

A well-appointed family bathroom fitted with a freestanding bath, separate shower enclosure, WC, and wash hand basin with vanity storage. The room is finished with neutral wall décor and warm-toned tiled surrounds, creating a practical and comfortable space for family use.

Second Floor

Master Bedroom One

11'10" x 18'7" (3.62m x 5.67m)

An impressive master bedroom occupying the top

floor, offering a bright and spacious retreat with a calm neutral finish, carpet flooring, and large dark-framed floor to ceiling windows allowing plenty of natural light. The room provides excellent space for a large bed, bedside furniture, a dividing wall creates a distinct dressing area behind, offering useful wardrobe and storage space without compromising the sense of openness in the room. This layout gives the bedroom a boutique-style feel, with clear separation between the sleeping and dressing zones.

Shower Room

8'1" x 5'6" (2.48m x 1.69m)

A stylish contemporary shower room finished with modern grey tiling and a clean, neutral design. The room is fitted with a large walk-in shower enclosure with black-framed screen, WC, and wash hand basin with vanity storage. A black heated towel rail, wall-mounted mirror, and frosted window complete the space, providing a practical and well-presented bathroom with a smart modern finish.

Storage

6'6" x 18'6" (2.00m x 5.65m)

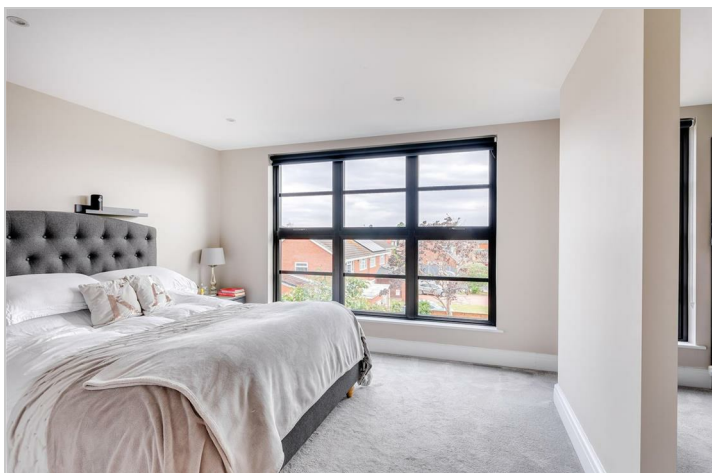
Accessed off the landing, this provides family storage options.

Garden

A landscaped rear garden with decked seating area, lawn and artificial turf areas, planted borders, outside storage, and an outbuilding offering potential for a home office, gym, or workshop, subject to the necessary consent.

Off Road Parking

A smart paved frontage providing off-road parking, with attractive planted borders, mature shrubs, and side access leading to the rear garden.



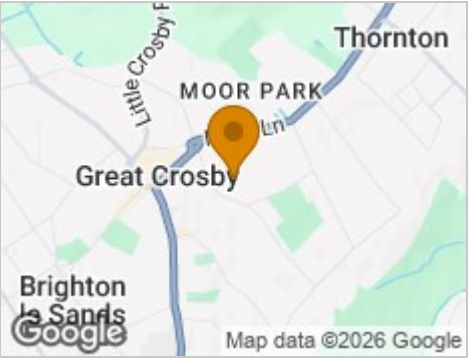
Road Map



Hybrid Map



Terrain Map



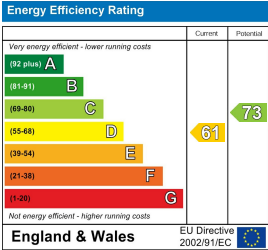
Floor Plan



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



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