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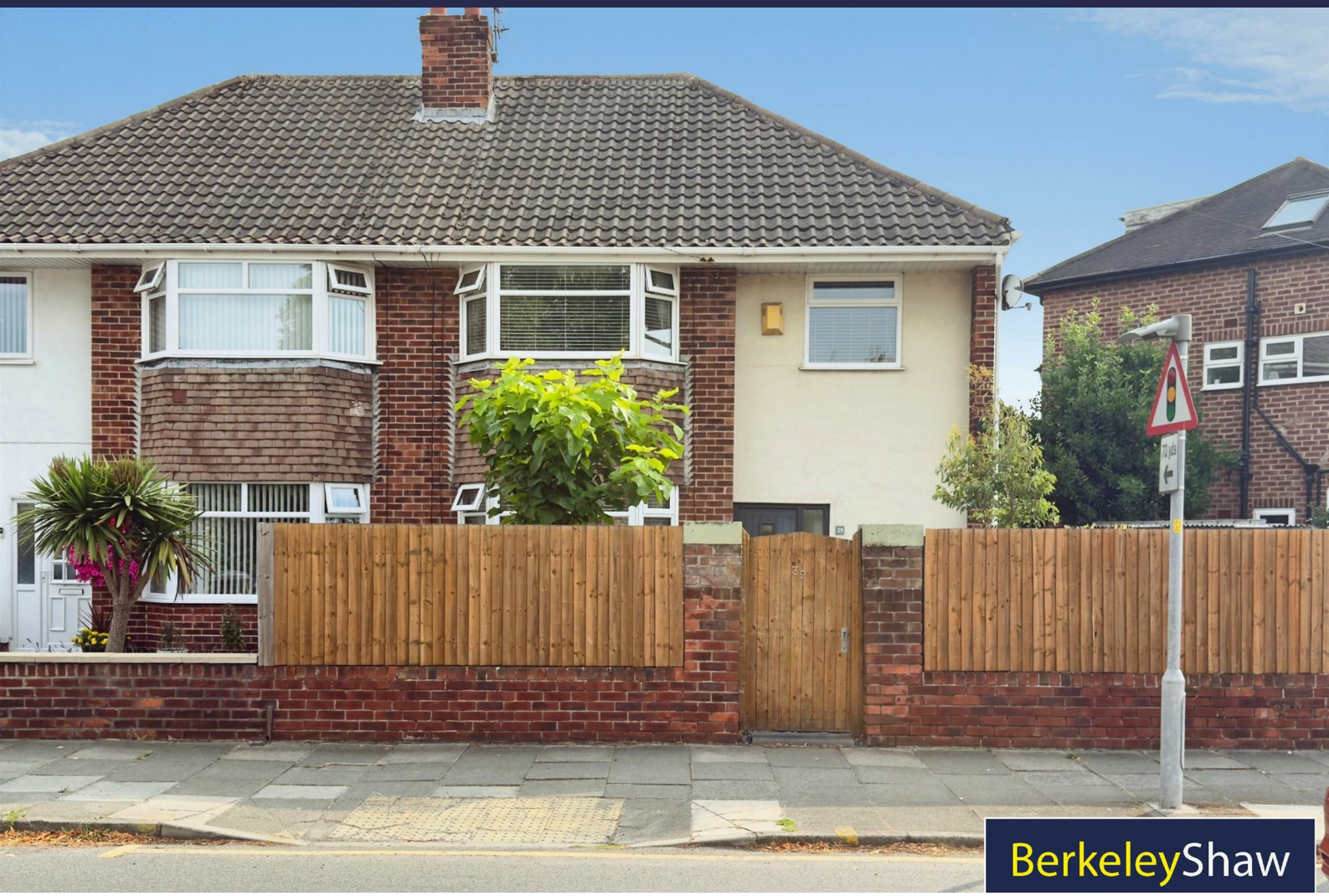


39 Moorland Avenue, Liverpool, Merseyside L23 2SN

Asking Price £310,000

STUNNING THREE DOUBLE BEDROOM SEMI-DETACHED HOME | IMMACULATELY PRESENTED | GARAGE & PARKING | GARDENS TO THREE SIDES | CENTRAL CROSBY LOCATION

A beautifully presented and exceptionally stylish 3 DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME, occupying a superb central position within easy walking distance of CROSBY VILLAGE, its excellent selection of shops, restaurants, cafés and bars, as well as some of the area's highly regarded local schools.

Presented in IMMACULATE CONDITION THROUGHOUT, this impressive property combines generous traditional proportions with a sophisticated contemporary finish and a HIGH-SPECIFICATION. With gardens extending to the FRONT, SIDE AND REAR, together with a GARAGE AND OFF-ROAD PARKING, this is a wonderful family home that genuinely must be viewed to be fully appreciated.

The accommodation begins with a welcoming ENTRANCE PORCH, opening into a wonderfully BRIGHT AND SPACIOUS HALLWAY. An attractive OPEN STAIRCASE rises to the first floor and immediately gives a sense of the space and quality found throughout the property. SOLID OAK INTERNAL DOORS and high-quality finishes, including LUXURIOUS WOOL CARPETS, further enhance the home's premium feel.

The MAIN LOUNGE is an inviting yet stylish living space, centred around a WOOD-BURNING STOVE which provides a warm and characterful focal point. PATIO DOORS open directly onto the SUNNY REAR GARDEN, creating a lovely connection between the indoor and outdoor living spaces and making this an ideal room for both relaxing and entertaining.

Entrance Porch
Composite front done into tiled porch, handy for those muddy shoes and coats. Oak & Glass door lead through to hallway.

Hall
Tiled flooring, oak doors to lounge, kitchen & downstairs WC. Open staircase to first floor with two windows and with fitted wool carpets. Understairs storage room.

Lounge/Diner
23'4" x 11'9" (7.12 x 3.59)
Solid wood flooring, bay window to front aspect and patio doors to the rear. Focal Multi-fuel log burner with wooden sleeper mantel. Oak doors. Storage cupboard with boiler.

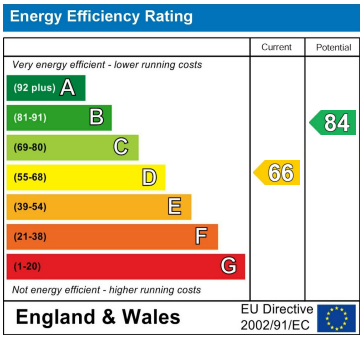
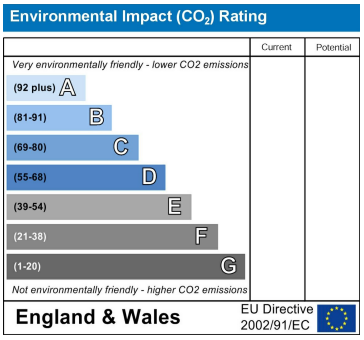
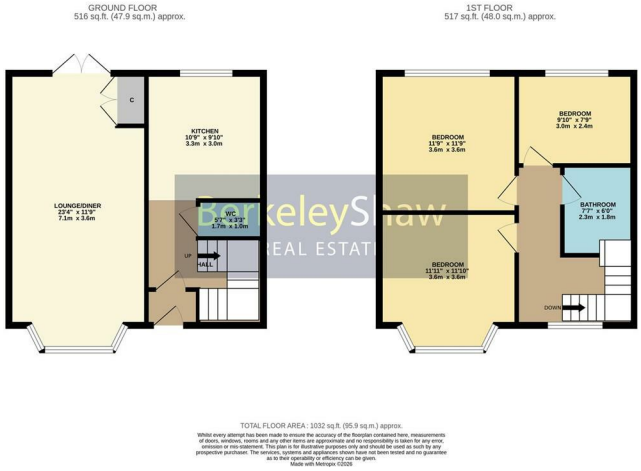
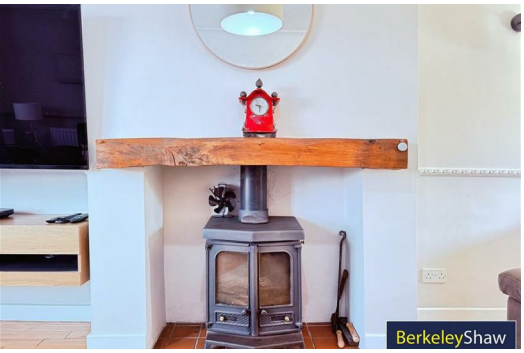
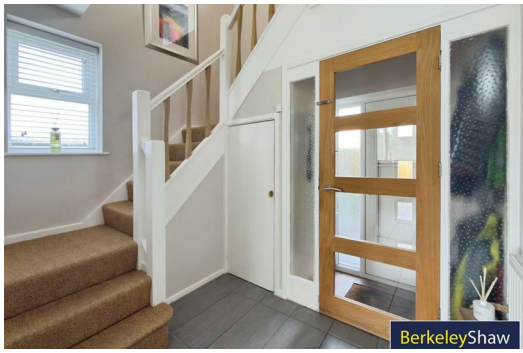
Kitchen
10'8" x 9'10" (3.27 x 3.00)
A range of base and high level white high-gloss fitted cupboards with soft close feature & lighting, integrated double oven, induction hob with over extractor, integrated fridge, freezer & dishwasher. Sink with window overlooking sunny rear garden, side door to side garden. Tiled flooring and spotlights & electric radiator.

Downstairs WC
3'2" x 5'6" (0.99 x 1.69)
Tiled walls and flooring, sink and window to side aspect.

Bedroom 1
11'11" x 11'9" (3.64 x 3.60)
DOUBLE to the front aspect with wool fitted carpets, fitted mirrored door wardrobes and bay window.

Bedroom 2
11'9" x 11'8" (3.59 x 3.57)
DOUBLE to the rear aspect with fitted wool carpet.

Bedroom 3
7'9" xz 9'9" (2.37 xz 2.99)
DOUBLE to the rear aspect with fitted Wool carpet.

Bathroom
7'6" x 6'0" (2.30 x 1.83)
Tiled walls and flooring, double walk-in shower, floating storage sink, WC and chrome heated towel rail. Window to side aspect. Storage

Garage
Vehicle accessed via private lane to side of property and pedestrian from gate at bottom of garden to single garage suitable for cars or storage.