



## 69 Moor Lane

Crosby, Liverpool, L23 2SG

**Offers over £400,000**



This charming mid-terrace house presents an exceptional opportunity for families seeking a spacious and well-appointed home. Boasting four generously sized bedrooms and two bathrooms, this property is perfectly designed to accommodate the needs of modern family life.

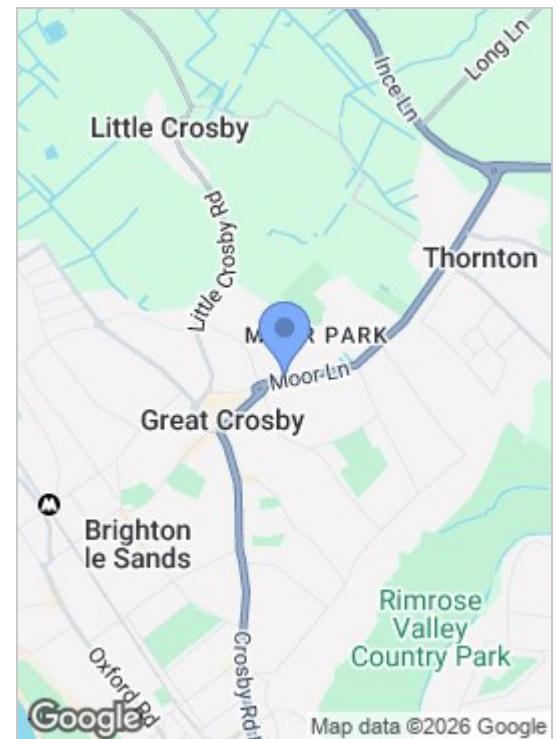
Upon entering, you are greeted by a welcoming hallway that leads to a variety of versatile living spaces. The ground floor features a comfortable front lounge, a delightful rear sitting room that offers picturesque views of the garden, and a separate dining room ideal for family gatherings. The well-equipped kitchen and convenient downstairs WC, ensuring practicality for everyday living. Recent upgrades include a new central heating system, boiler, and radiators, as well as newly installed acoustic soundproof windows that enhance comfort and tranquillity.

The first floor houses four well-proportioned bedrooms, providing ample space for rest and relaxation, alongside a family bathroom that caters to the needs of all residents.

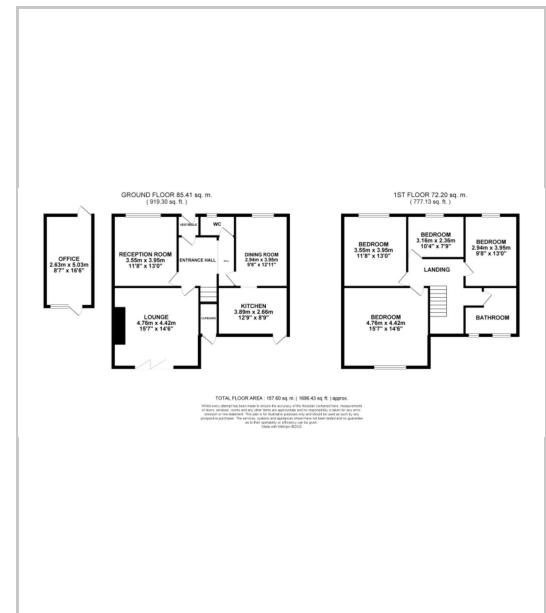
Externally, the property is enhanced by a well-maintained front garden and a large, mature rear garden, which features a lush lawn, inviting patio areas, and established shrubs that create a serene outdoor retreat.



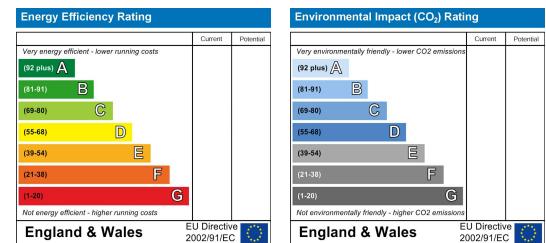
## Area Map



## Floor Plans



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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