



**BerkeleyShaw**  
REAL ESTATE

## 11 Moorland Avenue, Liverpool, L23 2SN

### Offers Over £475,000

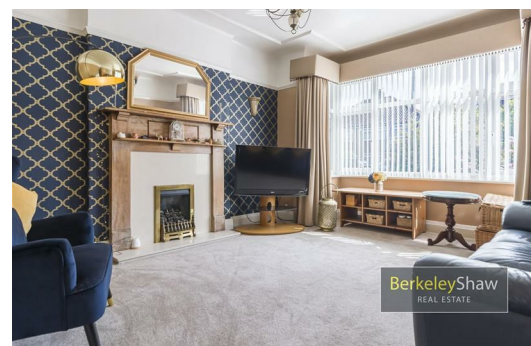
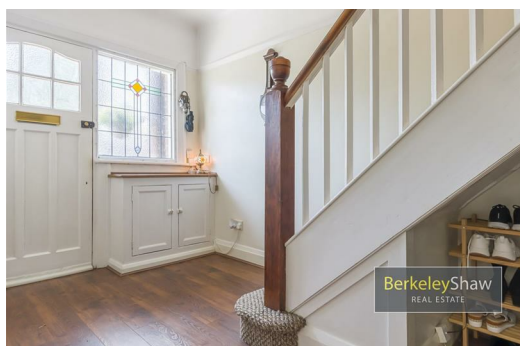
Moorland Avenue, Crosby – Exceptional Six-Bedroom Family Home

Set on one of Crosby's most sought-after roads, this beautifully extended six-bedroom semi-detached home offers the perfect mix of character and contemporary style. Ideally positioned in the heart of Crosby, you're just a short walk from Crosby Village's array of shops, cafés, restaurants, and bars, with outstanding local schools such as Merchant Taylors', St Mary's College, and Forefield Lane Primary right on your doorstep.

The welcoming entrance hall sets the tone, leading to a bay-fronted sitting room with a feature gas fireplace – ideal for cosy evenings. The rear living room offers a log-burning stove and garden access via sliding doors, creating a perfect flow to the outdoors. The fitted kitchen opens into a bright and spacious conservatory with an insulated glass roof, ideal for entertaining and enjoying views over the garden.

On the first floor, the light-filled landing leads to three double bedrooms and a further single currently used as a home office. A stylish four-piece family bathroom includes a separate shower and bath. The top floor provides two more generous double bedrooms and a modern shower room, perfect for guests or growing families.

Externally, the home features a mature front garden with a block-paved driveway offering off-street parking for several cars. The rear garden is a standout feature, with a large lawn, established planting, and a flagged patio perfect for summer barbecues.



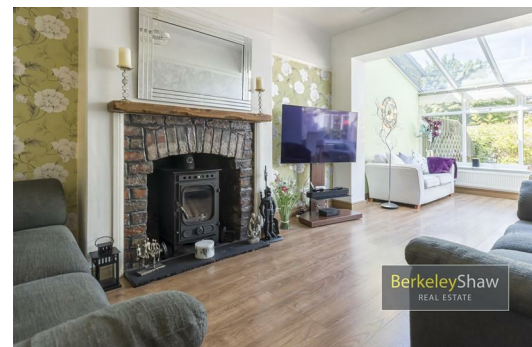
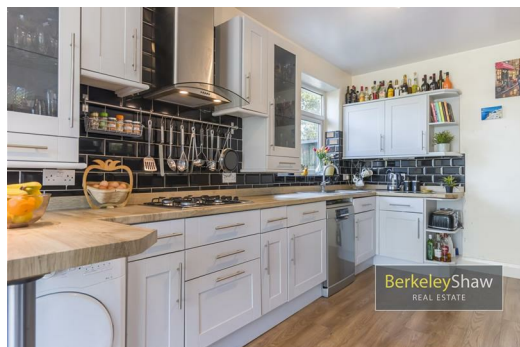
- Entrance hall
- Sitting room
- Living room
- Kitchen
- Conservatory
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- Upper landing
- Bedroom 5
- Bedroom 6
- Shower room
- Front garden
- Rear garden



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The names, address and particulars shown here are not intended and no guarantee as to their accuracy or validity is given. Made with Metapic 12/2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	



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