



13 Moorgate Avenue, Liverpool, Merseyside L23 0UE

£315,000

Nestled in the sought-after Moorgate Avenue of Crosby, this extended three-bedroom detached home is a true gem waiting to be discovered.

Crosby offers a fantastic variety of amenities with a superb range of local shops, restaurants, cafes & bars. The location is ideal for families, with superb local schools nearby, making it a perfect choice for those looking to settle down in a family-friendly neighbourhood.

The accommodation briefly comprises; enclosed porch, an entrance hall with storage cupboard that leads to a spacious living room with double doors to the rear garden, a kitchen diner perfect for family meals, and a cosy family room ideal for relaxation. The first floor boasts three double bedrooms, meaning the home provides plenty of room for a growing family or those in need of extra space. Completing the layout is a modern three-piece shower room. The property is further benefited by double glazing and gas central heating.

Conveniently, this property offers off-street parking for one vehicle, ensuring you never have to worry about finding a spot. To the rear of the home is a stunning rear garden with patio area, laid to lawn and full borders perfect for taking in the summer sunshine!

In conclusion, this charming detached house presents a fantastic opportunity for a variety of buyers. Don't miss out on the chance to make this house your home - viewing is essential to fully appreciate all that this property has to offer.



Porch

Tiled floor, double glazed windows & UPVC door.

Entrance hall

Radiator, understairs storage cupboard & stairs to first floor.

Living room

Gas fire, 2 x radiators, UPVC 'French' style doors to garden & double glazed window.

Kitchen diner

3 x UPVC double glazed windows, UPVC door to garden, radiator, range of wall & base units, 2 x sinks with mixer tap, electric ovens, gas burning hob & extractor hood.

Family room

Double glazed window, radiator & electric fire.

Landing

Double glazed window.

Bedroom 1

Double glazed window & radiator.

Bedroom 2

Double glazed window & radiator.

Bedroom 3

2 x double glazed windows & radiator.

Shower room

WC, basin, walk in shower with glass screen, tiled floor, tiled walls, storage cupboard, double glazed window, loft access & spotlights.

Externally

Block paved garden with driveway parking & rear garden with patio area, laid to lawn & mature borders.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other internal or external appurtenances will not necessarily be exact. Any omission or inaccuracy is not a material omission. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The dimensions shown are approximate and must not be relied upon as being exact. To the extent necessary, professional measurements should be taken. Berkeley Shaw Estate Agents Ltd. and its agents do not guarantee the accuracy of the floorplan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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