



11 Moorland Avenue, Liverpool, L23 2SN

Offers In The Region Of £465,000

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

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the dimensions contained here, measurements of rooms and other areas are approximate and should be used as a guide only. Please note that these dimensions are not to scale. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions given are not to be relied upon and no guarantee is given with respect to the accuracy of the dimensions. The dimensions given are not to be relied upon and no guarantee is given with respect to the accuracy of the dimensions. House with Kitchen/Cooker.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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Company No. 05206927

