



## 11 Moorland Avenue, Liverpool, L23 2SN

### Offers In The Region Of £465,000

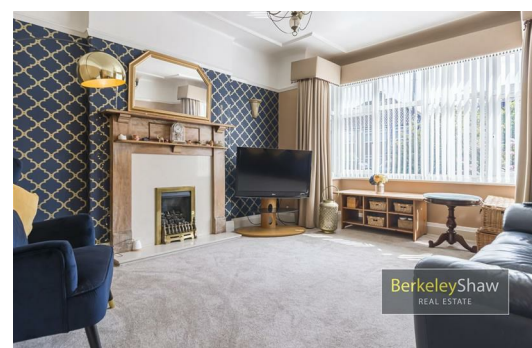
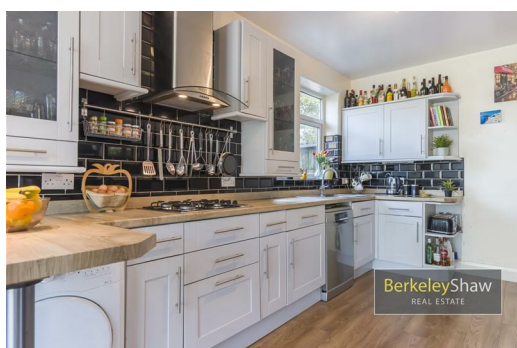
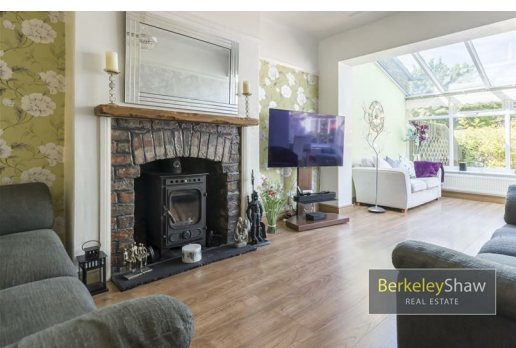
Moorland Avenue, Crosby – Exceptional Six-Bedroom Family Home

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.

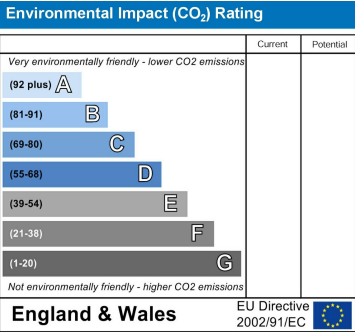
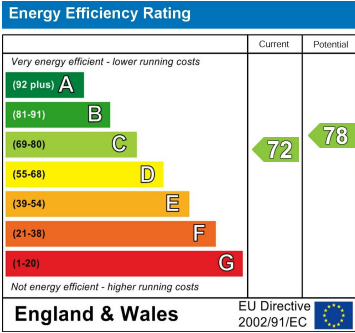




Entrance hall  
Sitting room  
Living room  
Kitchen  
Conservatory  
Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom  
Upper landing  
Bedroom 5  
Bedroom 6  
Shower room  
Front garden  
Rear garden



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of actual, variations, omissions 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 services, systems and appliances shown here are not shown unless and only guaranteeing as to their operation in efficiency can be given.  
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