



82 Moor Drive, Liverpool , Merseyside L23 2US
Asking price £310,000

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This beautifully presented, family home really does offer any buyer a great sized residence. Moor Drive is a tree lined cul-de-sac and is perfectly located for all of Crosby's finest amenities including catchment areas to sought after schools, walking distance to Crosby village and transport links. This three bedroom home has a lot to offer.

The property briefly comprises of entrance porch, hallway, lounge, sitting room, Kitchen to the ground floor together with three spacious bedrooms and modern shower room. Outside is a sunny rear established garden, off road parking to the front, plus a garage. The property has been installed with UPVC double glazing and a gas central heating system.

This Property Comprises:

Porch - UPVC double glazed double doors, tiled flooring. Meter cupboards.

Hallway - Partial glazed entrance door. carpet flooring, radiator. UPVC double glazed window to side. Cloaks cupboard.

Lounge - UPVC double glazed Splay bay window with front aspect. Radiator. Carpet flooring. Feature gas living flame fire with stone effect surround and mantle.

Sitting Room - UPVC double glazed window with rear aspect and French doors leading to garden, radiator. Carpet flooring. Feature living flame gas fire inset into brick surround.

Kitchen - Cream kitchen units with chrome bar style handles, wood effect worktops inset with 1 & 1/2 bowl stainless steel sink unit with Taps, tiled splash backs. Integrated appliances include: dishwasher, fridge/freezer. Double Oven, gas five burner hob with extractor fan over, washing machine. Tiled flooring. UPVC double glazed window and door leading to the rear garden.

Stairs - Carpet flooring, leading to upper level. UPVC double glazed window, fitted cupboard. Loft access hatch. Airing cupboard housing gas central heating boiler.

Bedroom 1 - UPVC double glazed splay bay window with front facing aspect. Wall to wall fitted wardrobes. Radiator. Carpet flooring

Bedroom 2 - UPVC double glazed bay window with rear facing aspect, radiator. Carpet flooring.

Bedroom 3 - UPVC double glazed window with front facing aspect, radiator. Carpet flooring.

Shower room - Three piece white suite comprising of wall in shower cubicle with fitted shower. Low level WC, wash hand basin with vanity unit. Tiled walls and flooring. Chrome heated towel rail. UPVC double glazed frosted windows to rear.

W.C., - separate W.C., with part tiled walls. Frosted double glazed window to the side

Garden - A good sized sunny rear garden laid to lawn with an abundance of plants. Offering flagged patio area's for alfresco dining access to the front.

Front garden has partial flag stones and loose chipping driveway, for ease of maintenance affording parking. Edged, road side with Floral trees and shrubs.



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