

Moor Drive
Crosby, L23

Freehold
£320,000



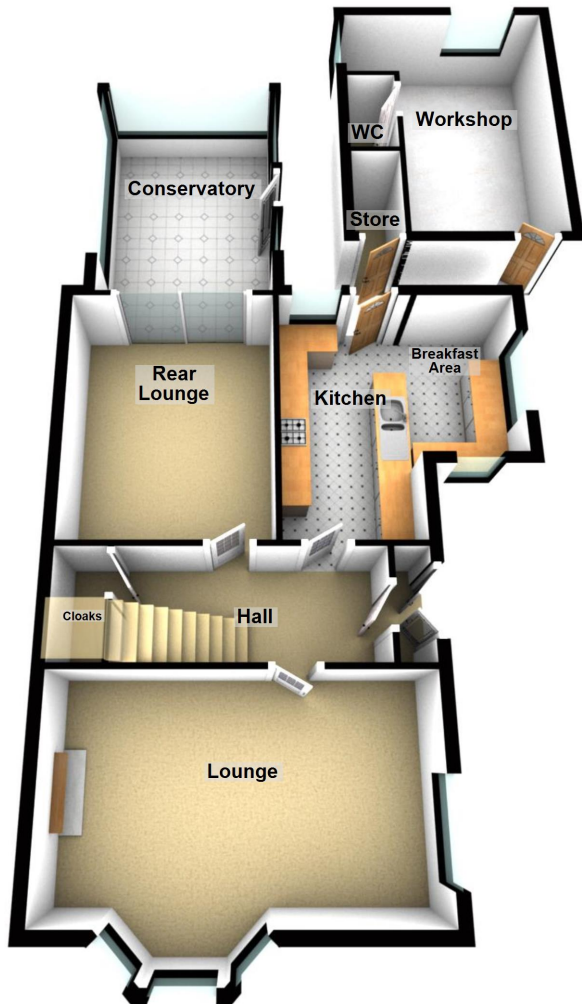
- * Four Bedroom Semi Detached
- * Off Road Parking
- * Front & Rear Gardens
- * Garage with WC
- * Master Bedroom with En-Suite
- * Conservatory



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Ground Floor



First Floor



Second Floor



74 Moor Drive, Liverpool

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Four bedroom semi detached property available to the market. The property benefits from front & rear gardens, double glazing, gas central heating and a conservatory.

The property comprises of:

Ground Floor

Lounge 16.7 x 10.9
 Rear Lounge 19.3 x 13.7
 Conservatory 13.9 x 10.4
 Kitchen 13.9 x 12.3

1st Floor

Master Bedroom 19.3 x 13.3 En-Suite
 Bedroom Two 11'4" x 15."
 Bedroom Three 10'8" x 9'6"
 Bathroom 5'9" x 8'6"

2nd Floor

Bedroom Four (Loft Conversion) 15'7" x 10'6"

External

Garage & Workshop with WC
 Front & Rear Gardens
 Off Road Parking

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