

Moor Lane
Crosby, L23

Freehold
£400,000




- * 5 Bedroom Semi Detached House
- * Contemporary, New Fitted Kitchen/Family Room
- * 3 Reception Rooms
- * Bathroom & Shower Room
- * Garage & Ample Parking
- * Double Glazing & Gas Centrally Heated




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(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		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

Substantially extended 5 bedroom semi-detached house in a desirable location. The property has been refurbished throughout to enhance the original character of the accommodation. A family home which provides flexible and ample accommodation.

The property is within easy reach of Crosby village shops, amenities & is convenient for Crosby's excellent range of schools.

Accommodation comprises of:

Ground Floor:

Spacious Entrance Hall - Feature pillared porch entrance

Composite door to front. Amtico flooring. Radiator. Plate rail.

Front Sitting Room - 17'4" x 12'4"

UPVC double glazed square bay window to front. Colonial style shutters. Radiator. Plate rail. Fireplace with open fire.

Rear Lounge - 16'6" x 12'2"

UPVC double glazed square bay window with door to rear. Radiator. Woodburning stove plate rail.

Ground Floor WC - WC - Basin - Titled walls and upstairs storage.

Family Kitchen / Dining Room - 14'9" x 19'3" ext to 30'3"

UPVC double glazed windows and double doors to rear. Fantastic atrium window flooring the room with light.

Contemporary kitchen installed by 'Purple Kitchens'. Extensive range of high quality wall, base and drawer units with quartz worktops. Black mirrored splashbacks. Feature 'Pantry' cupboard. Large island with breakfast bar.

Integrated appliances include: NEFF double oven, NEFF microwave, NEFF warming drawer, NEFF induction hob, NEFF dishwasher, NEFF full height fridge and freezer. Wine chiller. Quooker instant boiling water tap. Tiled flooring with underfloor heating, plus Victorian style radiator.

Utility Room - 7'10" x 6'3"

UPVC double glazed window and door to side. Tiled flooring. Quartz worktop, plumbed for washing machine and dryer.

Walk In Storage Cupboard (Boiler Room) - 4'11" x 3'1"

UPVC double glazed window to side. Wall mounted Valiant combination gas central heating boiler. Tiled flooring.

Study Room / Music Room - 11'1" x 7'10"

UPVC double glazed bay window to front and side. Amtico flooring

First Floor:

Landing - Staircase leading to first floor. Galleried landing.

Bedroom One (Front) - 17'6" x 12'2"

UPVC double glazed bay window to front with colonial style shutters. Plate rail.

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Bedroom Two (Rear) - 17' x 12'4"

UPVC double glazed square bay window to rear. Plate Rail.

Bedroom Three (Front) - 15'8" x 11'4"

UPVC double glazed window to the front with colonial style shutters. Plate rail.

Bedroom Five (Rear/Side) - 10' x 7'9"

UPVC double glazed window to side. Plate rail.

Luxury Bathroom - 8'5" x 5'6"

UPVC double glazed window to rear. Tiled flooring and walls. White suite featuring bath, was basin with storage below and bath. Heated towel rail.

Luxury Shower Room - 6' x 5'6"

Two UPVC double glazed windows to rear. Tiled floor and walls. Walk in shower cubicle, WC, wash basin with storage below. Heated towel rail.

Second Floor:

Landing - Staircase leading to second (top) floor. Velux window to side. Horseshoe storage area.

Bedroom Four - 17' x 12'4" (Maximum into Eaves)

Velux windows to rear. Part sloping ceiling.

Rear Garden

Landscaped rear garden lawn area, Indian stone patio, exterior lighting and electric sockets. The garden is not directly overlooked from the rear.

Garage - 14'1 x 8'

Newly built garage to side of the house, access via double gates. Electric key fob operated shutter style door. Electric and lighting.

Storage Room - 8' x 5'11"

Brick Storage room to the rear of the garage. Door to rear. Power and light, double glazed and gas centrally heated.

Front Garden & Driveway

Easy maintenance front featuring stoned driveway. Parking for 2/3 cars on drive.

The property is within easy reach of Crosby village shops, amenities and is convenient for Crosby's excellent range of schools.

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.