

Moor Lane
Thornton, L23

Freehold
£240,000




- * TWO RECEPTION ROOMS
- * EXTENDED
- * CONSERVATORY
- * GARAGE
- * NO CHAIN
- * GAS CENTRAL 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		76
(55-68) D		
(39-54) E	50	
(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		70
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

Three Bedroom Semi-Detached property situated in Crosby L23, Moor Lane is within a popular area of Crosby which offers fantastic school catchments and is ideally placed with excellent transport links, motorway access to M57/M58.

Located close to Crosby village which offers a variety of independent shops, bars and restaurants, it is also only a short distance to Crosby Beach which includes a swimming baths, there are also numerous local parks within the Crosby area.

The property has been very well maintained, it has recently had a new design kitchen fitted which looks stunning and a newly designed beautiful bathroom.

Property comprises of;

Ground Floor briefly comprises of; porch, hall, front lounge, rear lounge, kitchen diner, toilet and conservatory.

Lounge - 14'5" x 12'5"

Hall - 14'1" x 5'5"

W/C

Dining Room - 12'5" x 16'8"

Conservatory - 11'8" x 8'6"

Kitchen - 22' x 7'8"

To the first floor there are three bedrooms and a family bathroom.

Bedroom Three - 8'7" x 8'5" - Fitted wardrobe

Bedroom Two - 11'5" x 12'05"

Bedroom One - 15'5" x 12'5"

To the second floor a loft space which can be used as a office, storage

Property externally benefits from a driveway, garage, front and rear garden with storage space to the side of the house.



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.