



Moor Lane, Crosby,
L23 2UF

OFFERS OVER
£410,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This CHARACTERFUL THREE BEDROOM DETACHED HOME is ideally located within WALKING DISTANCE TO CROSBY VILLAGE and offers a perfect blend of period charm and modern refinement. Set behind a mature front garden, the property has undergone a comprehensive REFURBISHMENT including a NEW CONTEMPORARY KITCHEN, STYLISH FAMILY BATHROOM, GROUND FLOOR WC, REDECORATION throughout, and NEW FLOORING.

Inside, the accommodation is well-balanced and filled with natural light. The generous entrance hallway leads to TWO SPACIOUS RECEPTION ROOMS and a MODERN FITTED KITCHEN, while upstairs you'll find THREE WELL-PROPORTIONED BEDROOMS and a LUXURIOUS FAMILY BATHROOM with separate bath and walk-in shower.

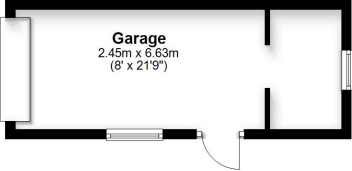
Externally, the SOUTH-FACING REAR GARDEN is low-maintenance and private, with a paved seating area ideal for outdoor dining and entertaining. There is also OFF-ROAD PARKING and a DETACHED GARAGE accessed via the rear. The home is offered with NO ONWARD CHAIN, providing a straightforward route to completion.

This beautifully presented home is perfectly placed for local schools, the amenities of Crosby village, and transport links to Liverpool city centre.

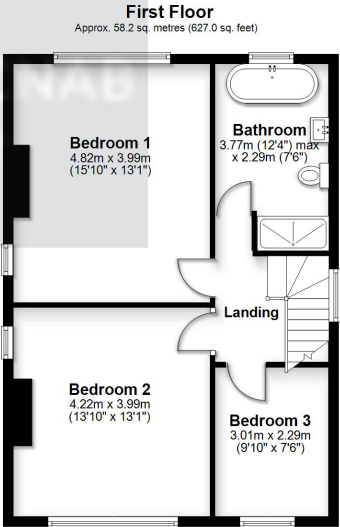
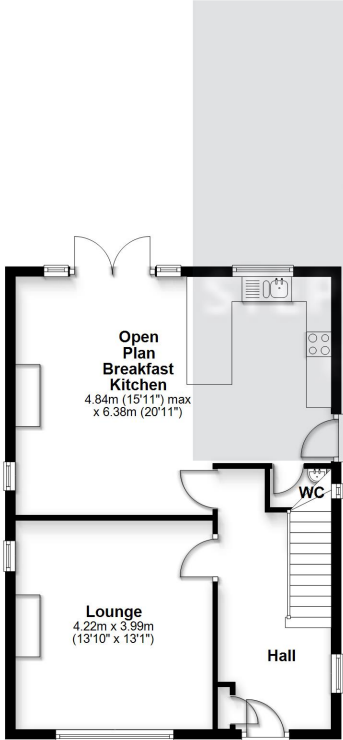








Ground Floor
Approx. 76.0 sq. metres (817.8 sq. feet)



Total area: approx. 134.2 sq. metres (1444.7 sq. feet)
This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		