



Moorgate Avenue,
Crosby, L23 0UE

OFFERS OVER
£400,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this charming DOUBLE-FRONTED VICTORIAN property, a cherished home for over 15 years. Meticulously EXTENDED and RENOVATED, this property seamlessly blends classic elegance with contemporary living.

Upon entering, the FLOORPLAN unveils a thoughtfully designed layout. The ENTRANCE HALL welcomes you, leading to a front-facing LOUNGE and a separate dual-aspect LOUNGE/DINING ROOM. The KITCHEN, the heart of this home, not only caters to culinary enthusiasts but also provides a delightful dining or seating area overlooking the rear garden.

Ascending the staircase, the first floor boasts FOUR BEDROOMS and a family BATHROOM. The main bedroom is a sanctuary with its own EN-SUITE, ensuring a touch of luxury and privacy.

OUTSIDE, the property offers convenience with OFF-ROAD PARKING and a GARAGE. The REAR GARDEN is a haven, featuring a well-manicured lawn, charming borders, and a patio area – perfect for entertaining or relaxation.

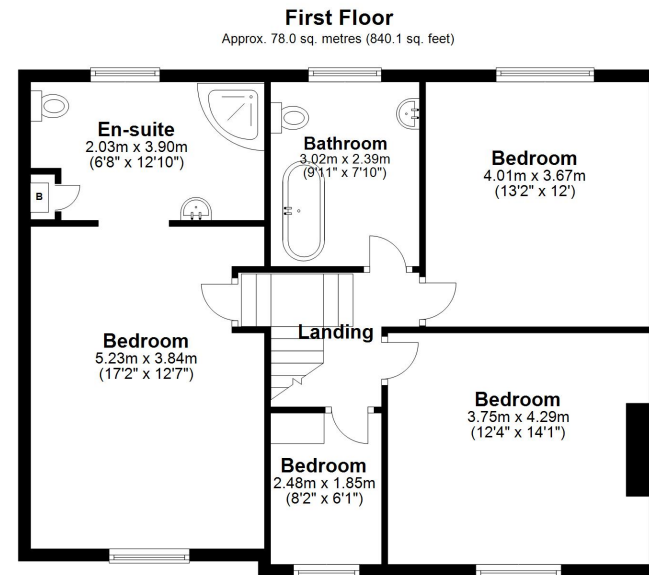
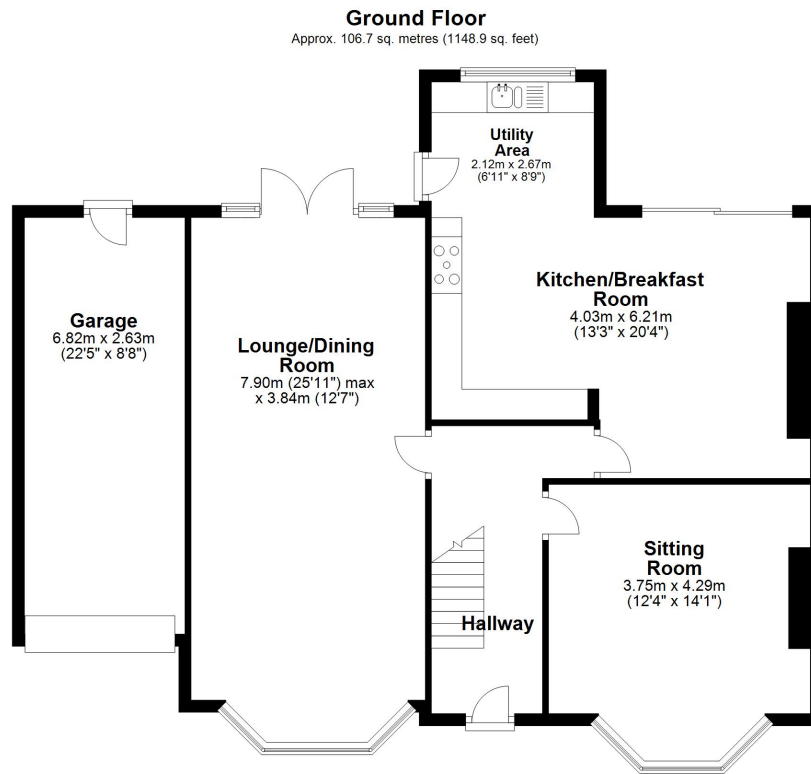
The vendor has shared that, as part of their planning application, they considered converting the loft into additional bedrooms, adding a potential opportunity for future expansion.

Ideally situated on Moorgate Avenue, this home is a stone's throw away from some of Crosby's finest primary and secondary schools, making it an ideal residence for families.

Don't miss the chance to experience the warmth and character of this home. Call now to arrange a viewing and immerse yourself in the inviting atmosphere of Moorgate Avenue.







Total area: approx. 184.8 sq. metres (1988.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		71	79
England, Scotland & Wales		EU Directive 2002/91/EC	

