



BerkeleyShaw

47 Moorfield Road, Crosby, Merseyside L23 9UB

£280,000

3-Bedroom Semi-Detached Family Home with Fantastic Outdoor Space with driveway parking to the front and a well-maintained rear garden ideal for families looking to enjoy the outdoors over the summer months, with potential to extend and stylish bathroom. Located close to Great Crosby, Valewood & Forefield Primary Schools this is excellent opportunity for families looking for a home they can make their own within walking distance of excellent schools.

As you approach the home, you'll be greeted by a block-paved driveway that accommodates parking for up to two cars, providing convenience and ease for busy family life. Step inside to discover a cosy front lounge, where you can unwind by the inviting log-burning stove, creating a warm and welcoming atmosphere for family gatherings and entertaining.

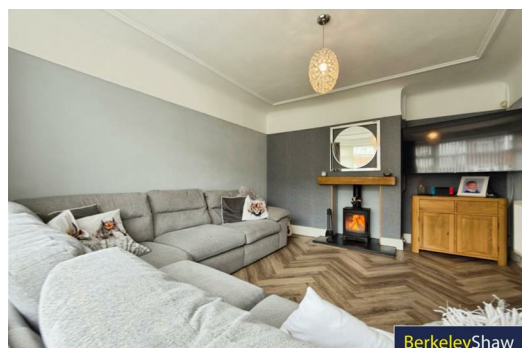
The heart of the home is the open-plan kitchen and dining room, designed with modern living in mind. Featuring a breakfast island, this space is perfect for casual dining and socializing with friends. An energy-efficient modern Baxi boiler adds to the practicality of the home, ensuring comfort and lower energy bills. With an EPC rating of C, this property is designed with energy efficiency in mind, helping you save on costs while taking care of the environment.

Adjacent to the kitchen, a utility room with a convenient WC offers valuable additional space and the potential to extend and upgrade to the rear and side, subject to planning permission.

The rear of the property opens up to a sunny garden, a haven for families. Enjoy summer barbecues or relax in the decked patio area while the children play on the lush grass lawn truly an outdoor space to enjoy all year



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Hall

Lounge

12'4" x 12'3" (3.78 x 3.75)

Log burning stove, window to front aspect. Herringbone flooring

Kitchen Dining Room

19'0" x 10'5" (5.81 x 3.18)

Breakfast bar area with hob, windows to rear and side, door to utility space.

Utility Area

9'6" x 4'11" (2.90 x 1.50)

An undecorated room ideal for storage

WC

Handy for use when in the garden without walking through the whole house

Brick Store

Bedroom 1

13'1" x 10'2" (4.0 x 3.10)

DOUBLE

Bedroom 2

10'5" x 10'2" (3.20 x 3.10)

DOUBLE

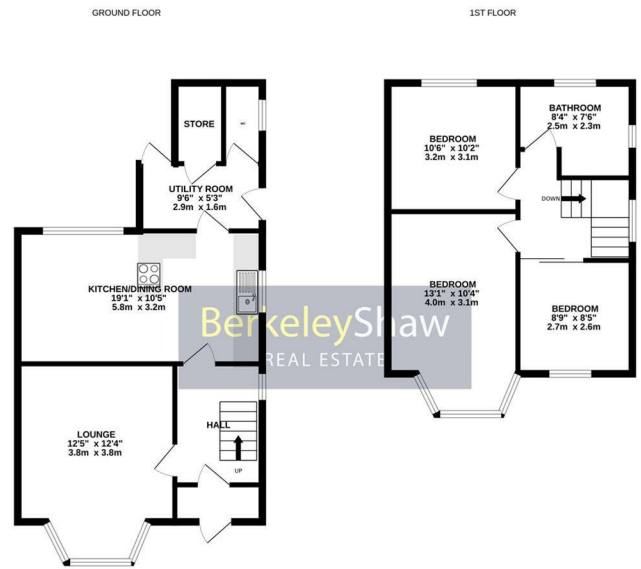
Bedroom 3

8'10" x 8'6" (2.70 x 2.60)

SINGLE

Bathroom

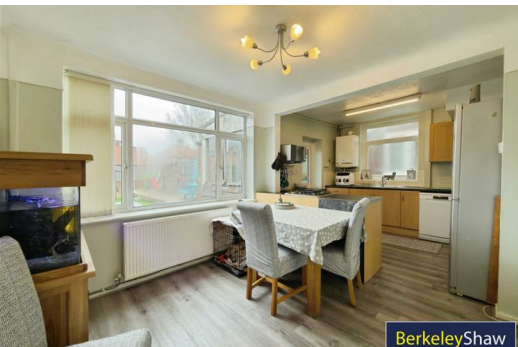
8'2" x 7'6" (2.50 x 2.30)



TOTAL FLOOR AREA: 977sq. ft. (90.8 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as a guide for any prospective purchaser. The architect, surveyor and agent make no warranty or guarantee as to their accuracy or efficiency can be given.
 Made available between 02/03/20

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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