BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



12A Moorland Avenue, Liverpool, L23 2SW

Asking Price £360,000

A generous, EXTENDED three-bedroom semi-detached home offering versatile living space, driveway PARKING, a GARAGE (with potential to convert) and beautifully tended GARDENS. With two reception rooms, an extended dining kitchen and a CONSERVATORY, this is an ideal home for growing families.

The welcoming entrance hall features solid wood flooring, with oak internal doors continuing throughout the house. To the front, a separate lounge enjoys a bright bay window, while the rear dining/family room provides a comfortable setting for relaxing or entertaining, complete with a OPEN FIRE and patio doors opening into the conservatory.

An archway from the hallway leads through to the extended dining kitchen, which offers ample room for everyday dining alongside a NEFF oven, integrated dishwasher and fridge freezer. Patio doors open onto the garden, while a further door connects to the conservatory, adding valuable living space with a lovely garden outlook.

Upstairs, the main bedroom sits to the front and benefits from FITTED WARDROBES. A second double bedroom overlooks the rear garden, complemented by a generous single bedroom to the front. The family bathroom includes both a full-size bath and a separate shower cubicle. From the landing, a pull-down ladder provides access to the partly BOARDED ATTIC, offering useful additional storage.

Outside, the beautifully tended gardens feature a decked patio for outdoor dining, established planting and an apple tree. Driveway parking and a garage complete the home, with the garage offering potential for conversion, subject to any necessary consents. The boiler, renewed in 2024, is located within the garage.







Hall

Lounge
14'4" x 11'1" (4.37 x 3.38)

Family/Dining Room
14'4" x 11'1" (4.37 x 3.38)

Dining Kitchen
20'2" x 8'0" (6.15 x 2.46)

Conservatory
11'1" x 9'10" (3.38 x 3.00)

Landing

Bedroom 1
14'4" x 11'1" (4.37 x 3.38)
DOUBLE

Bedroom 2
14'6" x 11'1" (4.42 x 3.38)
DOUBLE

Bedroom 3
12'7" x 7'6" (3.84 x 2.29)

Family Bathroom

Separate WC

Garage
15'7" x 7'6" (4.75 x 2.31)

Gardens



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026







