



## 48 Moorland Avenue

, Liverpool, L23 2SW

Offers over £425,000

Nestled on the charming Moorland Avenue in Liverpool, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. As you step inside, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the beautiful open-plan kitchen and dining area, which provides a warm and inviting space for family meals and gatherings.

This property boasts three well-proportioned bedrooms, ensuring ample space for family living. Additionally, the presence of two bathrooms, including a convenient downstairs shower room, adds to the practicality of the home, catering to the needs of a busy family life.

For those with vehicles, there is parking available for two cars, making it easy to come and go as you please. The location is particularly advantageous, being close to local amenities and excellent transport links, ensuring that everything you need is within easy reach. Furthermore, the property is situated in a good catchment area for local schools, making it an ideal choice for families seeking quality education for their children.

In summary, this semi-detached house on Moorland Avenue presents a wonderful opportunity for family living in a vibrant community. With its modern features and convenient location, it is a property not to be missed.

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

- Three Bedroom Semi-Detached Family Home
- Beautiful Open Plan Kitchen/Diner
- Two Reception Rooms
- Downstairs Shower Room
- Off Road Parking With Garage
- Private Rear Garden



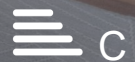
3



2



2



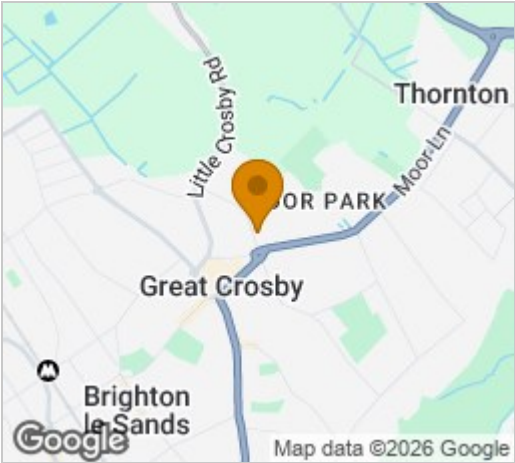
C



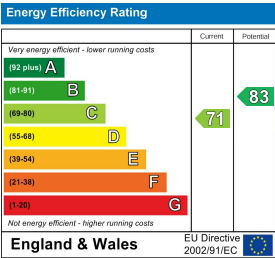
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.