



Energy Efficiency Rating	
Current	Potential
G 72	A 78

Environmental Impact (CO ₂) Rating	
Current	Potential
G 75	A 78



1ST FLOOR (185.6 sq.m.) approx.



GROUND FLOOR (225.8 sq.m.) approx.

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.
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16 Moss Side
 Liverpool, Merseyside L37 3JZ
 Guide Price £725,000



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BERKELEY SHAW PRESTIGE are delighted to offer for sale for the first time in over 20 years, this deceptively spacious SIX BEDROOM family home. Positioned on a larger than average plot, this detached home offers thoughtfully laid out accommodation with multiple entertaining spaces, a bright and airy feel and fantastic opportunity to create your dream home. An internal inspection is highly recommended to fully appreciate the size of this wonderful residence.

Entrance Porch

Double doors into the entrance porch. Door to the entrance hallway.

Entrance Hallway

A light and airy, spacious entrance hallway with stairs to the first floor and doors off to the main ground floor rooms. Three radiators. Under stairs storage cupboard.



Ground Floor Bedroom

4.24 x 4.19 (13'10" x 13'8")

Fitted with a range of bedroom furniture. Double glazed window to front. Radiator.



Ground Floor Shower Room

3.24 x 2.36 (10'7" x 7'8")

Fitted with a modern three piece suite comprising walk in shower cubicle, concealed cistern WC and hand wash basin built in to vanity unit with storage cupboards underneath and work surfaces over. Double glazed obscured window to side. Tiled walls.



Sun Room

4.44 x 4.12 (14'6" x 13'6")

This lovely sun room offers an open aspect, and carefully joins together the principle reception rooms and offers a great entertaining space. Double glazed sliding doors on to the rear patio. Doors to lounge, kitchen and dining room.



Office + Coat Hanging Area

2.91 x 1.35 + 2.39 x 2.09 (9'6" x 4'5" + 7'10" x 6'10")

Leading from the hallway there is a useful area for coat hanging. Door to the office. Double glazed window to side. Two storage cupboards.

Formal Lounge

6.34 x 5.02 + alcove (20'9" x 16'5" + alcove)

A lovely formal lounge with double glazed patio doors opening on the the patio area of the rear garden. Double glazed window to side. Feature gas fire with surround.



Inner Hallway

Door gaining access to side. Doors to WC and garage.

WC

1.27 x 1.02 (4'1" x 3'4")

Double Garage

5.46 x 4.87 (17'10" x 15'11")

With electric up and over door. Single glazed window to side.

First Floor Landing

With doors off to all bedrooms and family bathroom.



Kitchen Breakfast Room

5.32 x 3.70 (17'5" x 12'1")

A casual kitchen breakfast room, fitted with a range of base and wall units with work surfaces over incorporating 2 1/2 bowl stainless steel sink unit with mixer tap. Built in double oven, electric hob and extractor hood. Space for free standing dish washer and fridge. Door to utility.



Utility Room

3.09 x 2.38 (10'1" x 7'9")

Fitted with base units with work surfaces over incorporating stainless steel sink unit with mixer tap. Space for washing machine and tumble dryer. Floor standing Worcester boiler. Tiled walls and flooring.

Bedroom

4.187 x 4.168 (13'8" x 13'8")

A feature split level bedroom with Double glazed window to front. Radiator.

Dining Room

5.14 x 4.36 (16'10" x 14'3")

A formal dining space with double glazed windows to the front. Gas fire with feature surround.



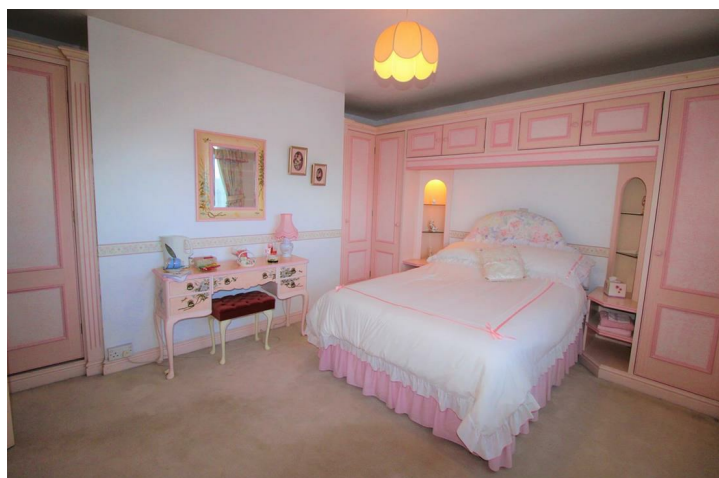


Bedroom
 4.489 x 3.274 (14'8" x 10'8")
 Double glazed window to front. Built in wardrobes. Radiator.



Family Bathroom
 3.00 x 2.28 (9'10" x 7'5")
 Fitted with a modern four piece suite with panel bath, walk in shower cubicle, WC with concealed cistern and hand wash basin built in to vanity unit with surfaces over. Shaver point. Double glazed obscured window. Heated towel rail.

Master Suite
 6.29 x 3.54 + 4.47 x 2.79 (20'7" x 11'7" + 14'7" x 9'1")
 A stunning master suite with dressing area with a comprehensive range of fitted wardrobes. Steps up to the bedroom area with double glazed window to rear. Radiators. Door to ensuite.



Bedroom
 5.144 x 4.896 (16'10" x 16'0")
 Double glazed window to front. Radiator.



Bedroom
 4.219 x 3.734 (13'10" x 12'3")
 Double glazed window to rear. Radiator.





Ensuite

Fitted with a four piece suite comprising walk in shower cubicle, Jack and Jill wash hand basins, WC and bidet. Good range of storage cupboards with surfaces over. Heated towel rail. Double glazed obscured window.



Gardens

The rear garden is larger than average and is mainly laid to lawn with attractive tree and shrub borders. There are patio areas for al fresco dining.

