



**Moel Famau View
Liverpool
Merseyside
L17**

Offers In Excess Of £440,000

bettermove

Moel Famau View

Liverpool

Bettermove are proud to present this 4 bedroom detached house in Liverpool, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

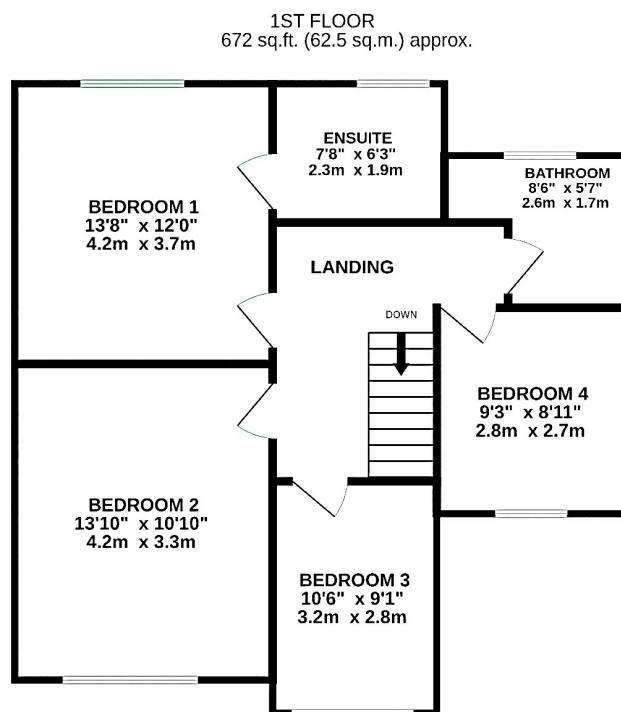
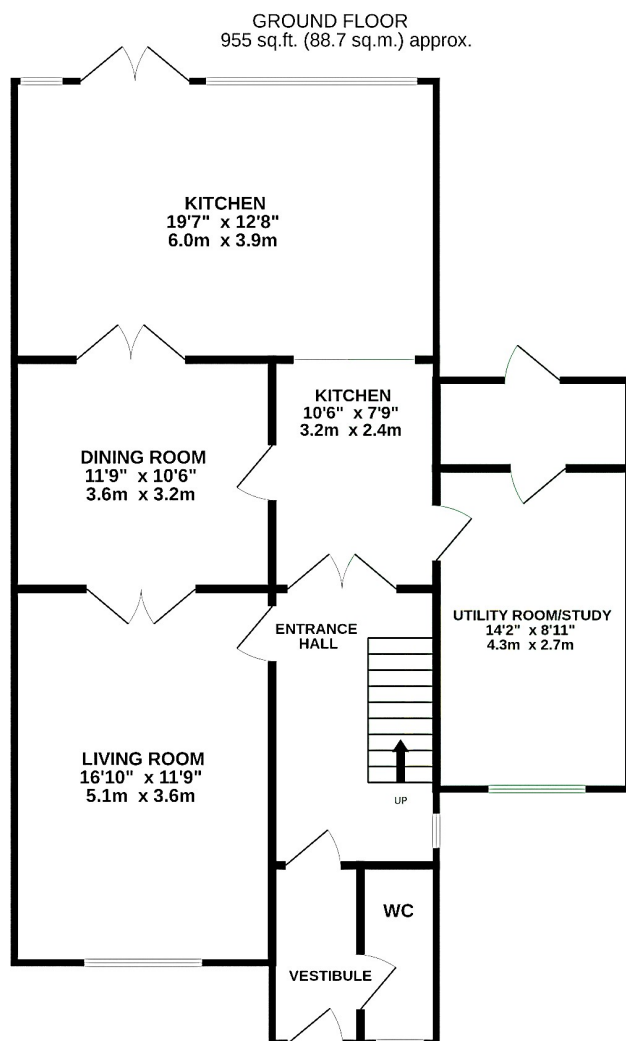
The council tax band is D.

The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen, utility/study room, and convenient WC on the ground floor. The first floor consists of four generously sized bedrooms, with the master bedroom benefitting from its own en-suite, alongside a family bathroom. The exterior boasts a lawned front garden, and driveway, and a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular city of Liverpool, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from St Michaels MerseyRail stop (6 minute walk), Liverpool Lime Street Station, a variety of local bus routes, and quick access to the M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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