

## South Mossley Hill Road, Cressington, L19



### For Sale - £480,000

#### Key Features

- 5 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: D
- Rear Extension Creating a Spacious Open-Plan Kitchen/Diner
- Dormer Loft Conversion Providing Additional Living Space
- Complete House Rewire with Fresh Plastering Throughout
- Brand New Flooring Across the Ground Floor
- Modern Boiler Installed Approximately Three Years Ago
- Front and Rear Gardens, with the Rear Garden Not Overlooked
- Private Driveway Offering Off-Road Parking
- Convenient Walking Distance to the Local Primary School
- Excellent Transport Links for Commuting and Travel
- Located Just 0.3 Miles from Garston Park

#### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 111 square metres / 1,195 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Appliances/White Goods: Electric Hob (Ceramic)

#### Description

Brought to the market by Atlas Estate Agents, this impressive semi-detached home occupies a desirable position on South Mossley Hill Road in the ever-popular suburb of Cressington, L19. Arranged over three thoughtfully designed floors, the property offers generous, versatile accommodation perfectly suited to modern family living.

At the heart of the home lies a superb rear extension, creating a spacious open-plan kitchen and dining area that seamlessly blends everyday practicality with a sociable, contemporary feel. This inviting space is ideal for family meals, entertaining friends or simply enjoying views over the private rear garden, which is not overlooked and provides a peaceful outdoor retreat. Complementing the kitchen are two well-proportioned reception rooms, offering flexible living and entertaining spaces.

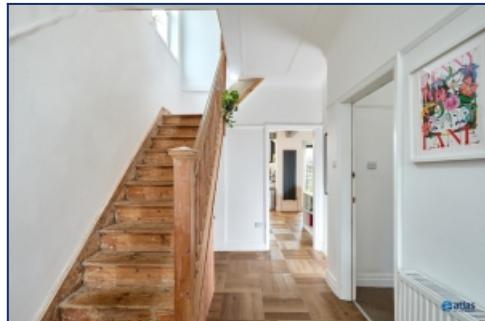
Upstairs, the property boasts five bedrooms in total, including a dormer loft conversion that provides valuable additional living space, ideal as a principal bedroom, guest suite or home office. Two bathrooms serve the home, ensuring comfort and convenience for growing families.

The house has benefited from a complete rewire, with fresh plastering throughout and brand new flooring across the ground floor, giving a crisp, modern finish. A modern boiler, installed approximately three years ago, adds further reassurance for prospective buyers.

Externally, the property enjoys both front and rear gardens, along with a private driveway offering off-road parking. The location is particularly appealing, within easy walking distance of the local primary school, just 0.3 miles from Garston Park, and well placed for excellent transport links, making commuting and travel effortless.

This is a beautifully presented home in a sought-after location, offering space, style and convenience in equal measure.

## Additional Images



Hallway



Living Room



Living Room



Living/Dining Room



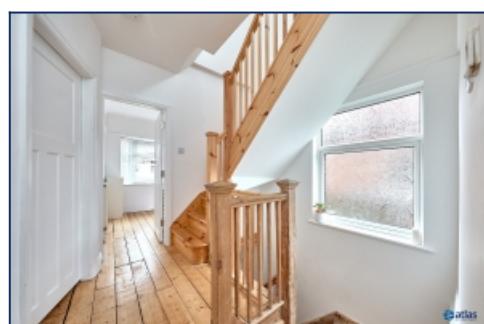
Kitchen



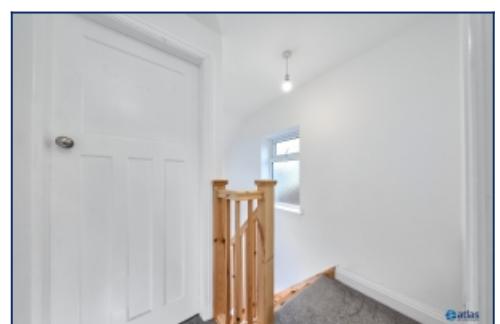
Kitchen



Kitchen



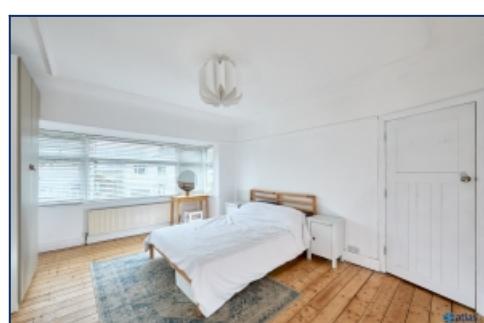
Landing



Landing



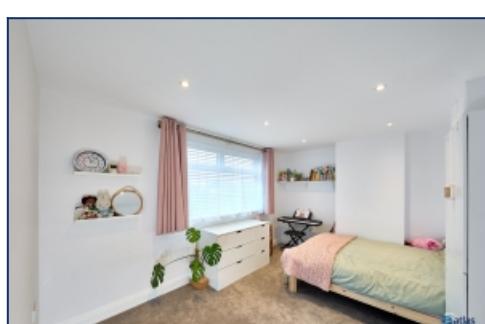
Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



## Rear Garden



## Garden



## Garden



## Garden

## Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.