

## Allerton Road, Mossley Hill, L18



**For Sale - £800,000**

### Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: Pending
- Charismatic Grade II Listed Lodge House with Original Features
- Dining Room Showcasing Exquisite Parquet Floors, Flowing Gracefully Into a Snug Living Area, Offering Expansive Views of the Verdant Surroundings Through Full-Length Windows
- A Generously Sized Contemporary Kitchen, Abundant in Storage Options, Seamlessly Flows Into an Adjoining Dining Area, Complete with Patio Doors to an External Terrace
- Separate and Well-Sized Utility Room with Skylight Feature
- Main Reception Room Showcasing a Round Stone Fireplace, Panoramic Windows, and Patio Doors Leading to an Extensive Terrace
- Master Bedroom Features a Bed Platform with Inbuilt Stone Headboard, an En Suite Featuring a Freestanding Bath and Recessed Floor Lighting, Floor-To-Ceiling Wardrobes and Patio Doors to the Terrace
- Two Spacious Additional Ground Floor Level Bedrooms Featuring Fitted Wardrobes, Spotlights and Large Windows Overlooking the Surrounding Greenery
- Large Family Bathroom with Bath and Overhead Shower Featuring the Original Wooden Lancet Windows
- Loft Bedroom Featuring Velux Windows and an Inbuilt Dressing Table and Storage
- Highly Sought After Area of Mossley Hill L18 - Close to a Wealth of Amenities, Great Schools and Excellent Transport Links - Located Directly Opposite Calderstones Park

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 195 square metres / 2,099 square feet
- Council Tax Band: G
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, CCTV, Intercom (Audio Only)
- Parking: Off Street, Gated
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Induction)

## Description

Step into a world of unparalleled luxury and timeless charm with this extraordinary offering from Atlas Estate Agents. Set amidst the prestigious enclave of Allerton Road, Mossley Hill, L18, this distinguished Detached House represents the pinnacle of sophisticated living.

Prepare to be enchanted as you step through the doors of this charismatic Grade II Listed Lodge House. With its original features meticulously preserved, every corner of this residence exudes a sense of history and refinement, promising a lifestyle of unparalleled grandeur.

Indulge your senses in the heart of the home – the generously sized contemporary kitchen. Boasting abundant storage options and modern conveniences, it seamlessly flows into an adjoining dining area, where patio doors open to an external terrace, creating a seamless transition between indoor and outdoor living.

Entertain in style in the dining room, where exquisite parquet floors set the stage for elegant gatherings. Adjoining the dining area is a snug living space, offering breathtaking views of the verdant surroundings through full-length windows – a testament to the harmonious blend of nature and sophistication.

The main reception room is a sanctuary of opulence, featuring a round stone fireplace and patio doors that lead to an extensive terrace, perfect for soirées under the stars or intimate gatherings with loved ones.

Retreat to the master bedroom, a haven of tranquility boasting a bed platform with an inbuilt stone headboard. Pamper yourself in the luxurious en suite, complete with a freestanding bath and recessed floor lighting, while floor-to-ceiling wardrobes offer ample storage space. Step outside onto the terrace and bask in the serenity of your private sanctuary.

Two additional spacious bedrooms on the ground floor level offer comfort and privacy, with fitted wardrobes and panoramic views of the lush greenery that surrounds.

Ascend to the loft bedroom, a cozy retreat bathed in natural light, where the world feels a world away. With Velux windows framing the sky above and an inbuilt dressing table and storage, it's the perfect hideaway for relaxation and contemplation.

Nestled in the highly sought-after area of Mossley Hill L18, this residence offers more than just a home – it offers a lifestyle. With a wealth of amenities, prestigious schools, and excellent transport links at your doorstep, every convenience is within reach. And with Calderstones Park just steps away, you'll find endless opportunities to explore and unwind in nature's embrace.

Immerse yourself in the epitome of refined living with this exquisite abode. Welcome to a world where luxury knows no bounds, and every moment is infused with unparalleled elegance. Welcome home.

## Additional Images



Kitchen



Courtyard



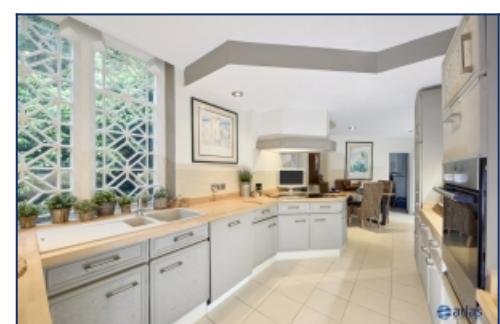
Front



Dining Area



Living Room



Kitchen



Kitchen



Dining Area



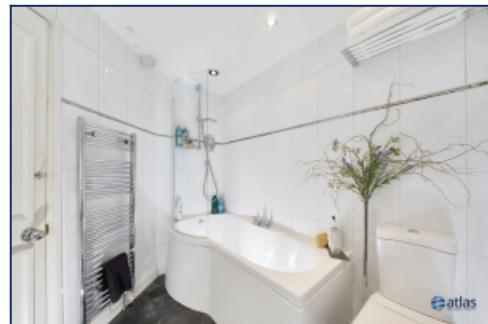
Dining Area



Utility Room



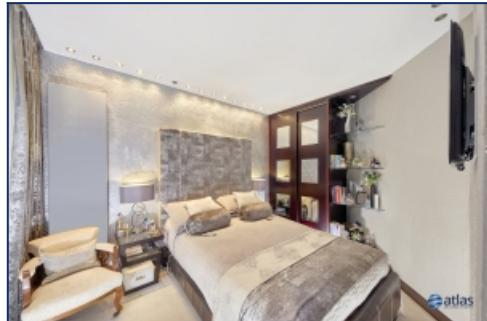
Bedroom 1



Family Bathroom



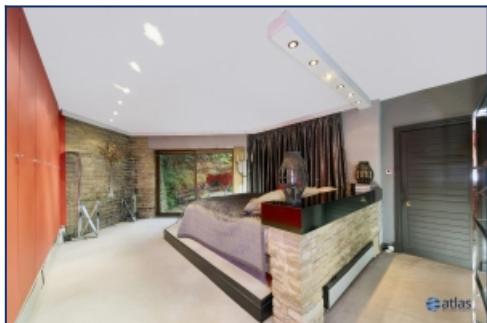
Family Bathroom



Bedroom 2



Main Reception Room



Master Bedroom



En Suite Bathroom



Toilet Room



Hallway



Staircase



Loft Bedroom



Loft Bedroom



Entrance Gate



Front



Front



Front Door



Side Courtyard



Courtyard



Carport

## Floor Plans



Approximate total area<sup>(1)</sup>  
195.01 m<sup>2</sup>  
2099.05 ft<sup>2</sup>

Reduced headroom  
45.74 m<sup>2</sup>  
490.02 ft<sup>2</sup>

(1)Excluding balconies and terraces

□ Reduced headroom  
Giraffe 360

While every attempt has been made to ensure准确性, all measurements are approximate. This floor plan is for illustrative purposes only.

GIRAFFE360

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