

## Heydale Road, Mossley Hill, L18



## For Sale - £350,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Sold with No Onward Chain
- Excellent Potential to Personalise and Improve
- Spacious Open-Plan Reception Rooms
- Generously Sized Fitted Kitchen
- Two Double Bedrooms Plus a Flexible Third Bedroom
- Full Planning Permission in Place for a Two-Storey Side Extension and Single-Storey Rear Extension
- Large, Well-Maintained Rear Garden
- Private Driveway and Detached Garage Offering Off-Road Parking
- Downstairs W.c
- Within Walking Distance of Allerton Road's Shops, Cafés and Amenities

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 919 square feet / 85 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Garage
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Gas Oven

### Description

Tucked away on the ever-popular Heydale Road in the heart of Mossley Hill, this attractive semi-detached home is brought to the market by Atlas Estate Agents and presents a wonderful opportunity for those seeking a property with both charm and potential. Full planning permission is already in place for a two-storey side extension and single-storey rear extension, offering the chance to further enhance and personalise the property.

Arranged over two well-planned floors, the accommodation is bright and welcoming, with spacious open-plan reception rooms that flow seamlessly, providing an ideal setting for both family life and entertaining. The generously sized fitted kitchen offers ample storage and workspace, perfect for modern living, while a conveniently placed downstairs W.C. adds further practicality.

Upstairs, you will find three bedrooms - two comfortable doubles and a versatile third room that could be used as a bedroom, nursery, or home office. The contemporary shower room completes the first floor with style and practicality.

Externally, the property continues to impress. A large, well-maintained rear garden offers plenty of space for outdoor enjoyment, while the private driveway and detached garage provide off-road parking - a rare advantage in this sought-after location. The approved extensions provide further potential to create

additional living space and truly make this house your own.

Available with no onward chain, this home combines convenience with family-friendly living, just a short stroll from the vibrant shops, cafés, and amenities of Allerton Road, in one of Liverpool's most desirable L18 postcodes.

## Additional Images



Lounge



Hallway



Lounge



Lounge/Dining Area



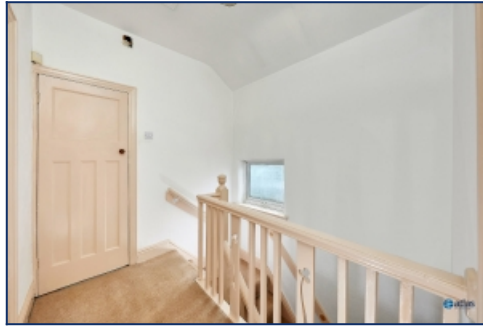
Dining Area



Kitchen



W.c



Landing



Bedroom Two



Bedroom Three

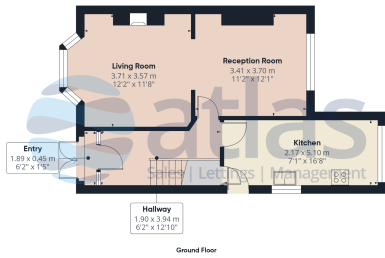


Bathroom

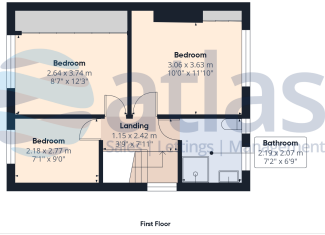


Garden

## Floor Plans



Approximate total area\*  
85.3 m<sup>2</sup>  
919 ft<sup>2</sup>



(\*) Excluding balconies and terraces

Calculations reference the 2015 PAS 98 Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

05/17/2020

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