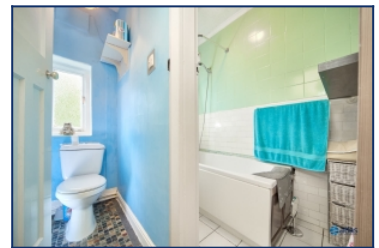


## Brodie Avenue, Mossley Hill, L18



For Sale - £294,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Spacious Open-plan Living Diner with an Elegant Archway Leading to a Separate Lounge
- Bright and Airy Lounge Featuring a Charming Bay Window and Fireplace
- Modern Kitchen Equipped with a Gas Cooker and Hob
- Convenient Under-stairs Storage Space
- Two Generous Double Bedrooms, Plus a Versatile Third Room Perfect for a Home Office or Nursery
- Separate Bathroom Room and W.c. for Added Convenience
- Private Garden and Driveway Providing Ample Outdoor Space and Parking
- Beautiful Family Home in the Highly Desirable L18 Area, Close to Excellent Schools and a Wealth of Amenities
- Just a 6-minute Walk to Mossley Hill Train Station for Easy Commuting
- Opportunity to Personalise – Requires Refurbishment and Rewiring, Perfect for Creating Your Dream Home.

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 896 square feet / 83 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Gas), Hob (Gas)

### Description

A Beautifully Presented Family Home in the Heart of L18

Atlas Estate Agents are delighted to present this charming semi-detached house on the highly sought-after Brodie Avenue in Mossley Hill, L18. Brimming with character, this property offers an excellent opportunity to create your dream family home with refurbishment and rewiring required.

Upon entry, you are welcomed into a bright and airy open-plan living/diner—the true heart of the home. An elegant archway seamlessly connects the space to a separate lounge, where a charming bay window and feature fireplace provide warmth and light, making it an inviting spot for relaxation and family gatherings. The modern kitchen is equipped with a gas cooker and hob, while under-stairs storage adds practicality to the ground floor.

The first floor boasts three well-proportioned bedrooms, including two generous doubles and a versatile third room—perfect as a home office, nursery, or guest room. A separate shower room and W.C. ensure added convenience for busy households.

Outside, the private garden offers the perfect space for entertaining or unwinding, while the driveway provides ample parking.

Situated in the desirable Mossley Hill area, the property is surrounded by excellent schools, shops, and amenities, with Mossley Hill Train Station just a 6-minute walk away—ideal for effortless commuting.

With fantastic potential to personalise, this is a rare opportunity to transform a characterful home into something truly special. Enquire today to avoid missing out—your next chapter begins on Brodie Avenue!

## Additional Images



Bedroom



Garden



Hallway



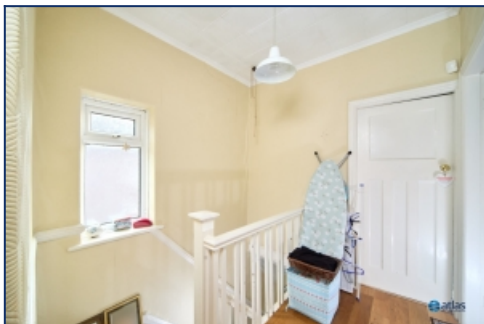
Dining Room



Kitchen



Kitchen



Lounge



Bedroom



Garden

## Floor Plans



Fax: 0151 727 4943

Mossley Hill, Liverpool, L18 1LN

Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.