

## Nicander Road, Mossley Hill, L18



**For Sale - £275,000**

### Key Features

- 4 Bedroom 2 Bathroom Terraced House
- EPC Rating: D
- Chain-Free Property for a Hassle-Free Purchase
- Bright and Airy Lounge with Bay Window and Feature Fireplace
- Dining Room Opening Onto the Yard Via Patio Doors
- Spacious Modern Kitchen with Electric Oven and Gas Hob
- Two Double Bedrooms; Third Bedroom Used as Home Office
- Contemporary Bathroom with Bath and Overhead Shower
- Loft Conversion with a Private En-Suite Bathroom
- Low-Maintenance Compact Yard
- Double Glazing and Gas Central Heating
- Highly Sought After Area of Mossley Hill L18

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 1,182 square feet / 110 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

A Charming Chain-Free Residence in the Heart of Mossley Hill

Atlas Estate Agents are delighted to present this exquisite four-bedroom terraced house, perfectly positioned on the desirable Nicander Road in the highly sought-after area of Mossley Hill, L18. Offering a seamless blend of period charm and modern living, this property is an ideal choice for families or professionals seeking a stylish home with ample space.

Set across three floors, the accommodation boasts a welcoming and versatile layout. The ground floor features a bright and airy lounge, enhanced by a bay window that floods the space with natural light and a feature fireplace that adds a cosy focal point. Adjacent is the dining room, complete with patio doors that open onto a compact, low-maintenance yard – perfect for al fresco dining or simply enjoying a quiet moment. The spacious modern kitchen is equipped with an electric oven, gas hob, and ample storage, making it a practical and inviting space for culinary pursuits.

On the first floor, you'll find two generously sized double bedrooms, along with a third bedroom currently utilised as a home office – ideal for remote working or study. A contemporary family bathroom, featuring a bath with an overhead shower, completes this level.

The crowning jewel of this home is the loft conversion, which serves as a luxurious master suite. This private retreat boasts a double bedroom and an en-

suite bathroom, offering a tranquil space to unwind.

Additional highlights include double glazing and gas central heating throughout, ensuring comfort and energy efficiency year-round.

Situated in the vibrant and highly desirable Mossley Hill neighbourhood, the property enjoys excellent access to local amenities, including shops, cafes, and highly regarded schools. With no onward chain, this home offers a hassle-free purchase opportunity, allowing you to move in and make it your own without delay.

This is a rare opportunity to acquire a beautifully presented property in an enviable location. Early viewing is highly recommended to avoid disappointment.

## Additional Images



Bedroom One



Hallway



Lounge



Dining Room



Kitchen



Kitchen



Landing



Bedroom Two



Bedroom/Office



Bathroom



En-suite



Yard



Floor Plans



Tel: 0151 727 2469

Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,

Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)

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.