

## Garthdale Road, Mossley Hill, L18



**For Sale - £450,000 Offers in Excess of**

### Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Recently Extended and Refurbished to a High Standard.
- Contemporary Fitted Kitchen Complete with Double Electric Oven.
- Convenient Downstairs Wc for Guests.
- Spacious Modern Bathroom with Bath and Separate Shower.
- Generous Garden Featuring a Decked Area, Ideal for Entertaining.
- Characterful Fireplaces in Both Reception Rooms.
- Access to Communal Playing Fields Directly Behind the Garden.
- South-East Facing Garden, Perfect for Catching the Sun
- Approximately a 10-Minute Drive to Calderstones Park.
- Just a Few Minutes' Walk to Allerton Road with Its Shops and Amenities.

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 100 square metres / 1,077 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Appliances/White Goods: Electric Oven (Double)

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented semi-detached home on Garthdale Road offers an exceptional opportunity to acquire a property of style and substance in the very heart of Mossley Hill, L18.

Arranged gracefully over two floors, the house has been recently extended and refurbished to an impressive standard, seamlessly blending contemporary design with charming period character. From the moment you step inside, a sense of light and considered craftsmanship is immediately apparent.

The ground floor is centred around two elegant reception rooms, each enhanced by a characterful fireplace that lends warmth and distinction — perfect for cosy evenings or refined entertaining. The flow of the space is both practical and inviting, leading through to a striking contemporary fitted kitchen. Thoughtfully designed, it features sleek cabinetry and a double electric oven, making it as functional as it is stylish. A convenient downstairs WC provides an ideal facility for guests.

Upstairs, three well-proportioned bedrooms offer comfortable and versatile accommodation, whether for family living, guests, or home working. The spacious modern bathroom is beautifully appointed, complete with a bath and separate shower, while a second bathroom adds further practicality for busy households. Additionally, the loft space is partially boarded for easy storage.

Externally, the property continues to impress. A generous rear garden boasts a decked area perfectly suited to summer dining and social gatherings. Beyond, rare and enviable access leads directly to communal playing fields, creating a wonderful sense of openness and greenery at your doorstep.

The location is equally compelling. Just a short stroll brings you to the vibrant cafés, restaurants and independent shops of Allerton Road, while the sweeping green spaces of Calderstones Park are only approximately a ten-minute drive away.

Stylish, spacious and superbly situated, this is a home designed for modern living, offering both convenience and character in one of South Liverpool's most desirable neighbourhoods.

## Additional Images



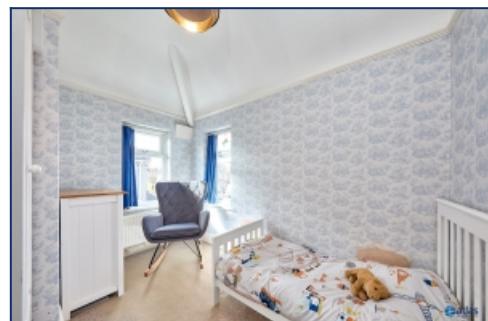
Entrance/Hallway/Downstairs W.c



Kitchen



Landing



Bedroom 3



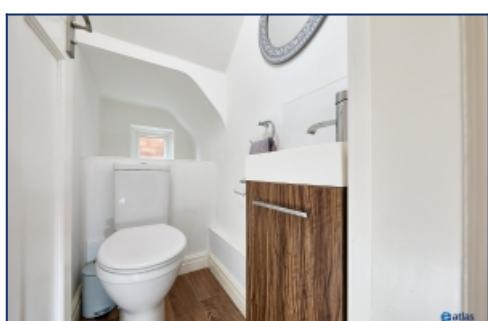
Bedroom 2



Bedroom 2



Bedroom 1



Wc



Kitchen



Reception Room 2



Rear Of Property



Communal Playing Field



Garden



Garden

# Floor Plans



Approximate total area<sup>(1)</sup>  
100.1 m<sup>2</sup>  
1077 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS) standard method of measurement. This floor plan is not to scale. This floor plan is intended for illustration only.

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