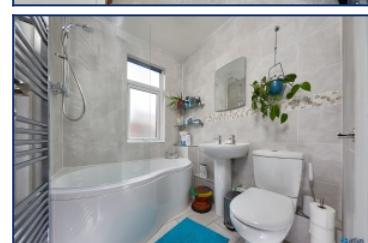
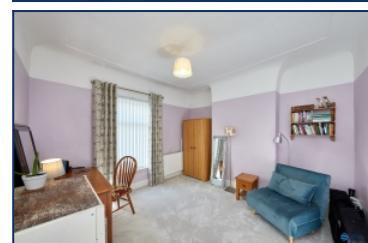


Crawford Avenue, Mossley Hill, L18



For Sale - £275,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: D
- Beautiful Family Home in Desirable L18 Location
- Light and Inviting Lounge Featuring a Cosy Log Burner
- Open-Plan Dining Room and Kitchen
- Newly Fitted Modern Kitchen with Stylish Finishes
- Underfloor Heating in the Rear Reception Room
- Three Well-Proportioned Bedrooms
- Contemporary Newly Fitted Bathroom
- Within Easy Walking Distance of Allerton Road
- Close to Beautiful Local Green Spaces Including Greenbank, Sefton, and Calderstones Parks
- Excellent Transport Links

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 899 square feet / 84 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Double Glazing
- Appliances/White Goods: Dishwasher

Description

Brought to the market by Atlas Estate Agents, this charming end-of-terrace house on Crawford Avenue, Mossley Hill, L18, offers the perfect blend of style, comfort, and convenience.

Arranged over two floors, this beautiful family home is light, inviting, and thoughtfully designed. The lounge is a cosy retreat, complete with a log burner that adds warmth and character, while the rear reception room features underfloor heating, creating a comfortable space for relaxing or entertaining. Flowing seamlessly from the lounge, the open-plan dining room and newly fitted kitchen provide a modern, stylish hub for family life, with contemporary finishes that are both practical and elegant.

Upstairs, three well-proportioned bedrooms offer ample space for family living, complemented by a contemporary, newly fitted bathroom. Every room benefits from natural light, creating a bright and welcoming atmosphere throughout – see the floorplan for a clear layout of the accommodation.

Externally, the property enjoys a desirable L18 location, within easy walking distance of the vibrant Allerton Road, known for its excellent shops, cafes, and amenities. Families will appreciate the proximity to a range of highly regarded local schools, making this area ideal for those with children. For outdoor leisure, several beautiful green spaces are nearby, including Greenbank, Sefton, and Calderstones Parks. Excellent transport links ensure easy access to the

city and beyond, making this home as practical as it is stylish.

This property represents a rare opportunity to secure a truly stunning family home in one of Mossley Hill's most sought-after streets.

Additional Images



Bedroom



Hallway



Lounge



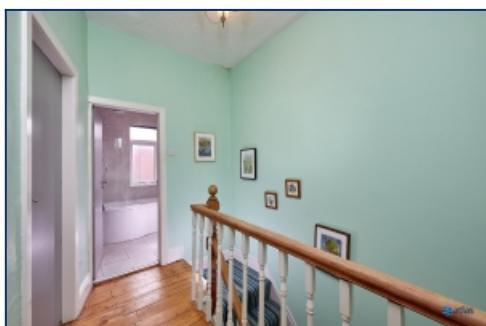
Dining Room



Dining Room



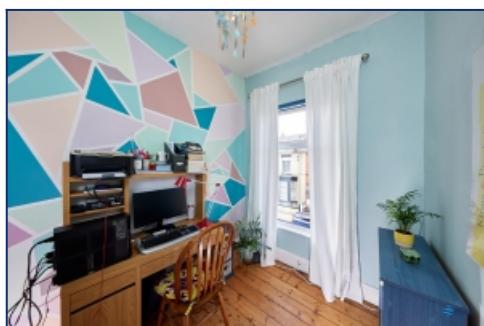
Kitchen



Landing



Bedroom



Bedroom



Yard



Yard

Floor Plans



Approximate total area⁽¹⁾
83.5 m²
899 ft²

Ground Floor



First Floor

(1) Excluding balconies and terraces

Calculation reference: 83.5 m²
83.5 m² = 83.5 m²
83.5 m² = 83.5 m²

This plan is not to scale.
This plan is not to scale.
This plan is not to scale.

GIFFITHS 360

Tel: 0151 727 2469
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**Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN**

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Website: 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.