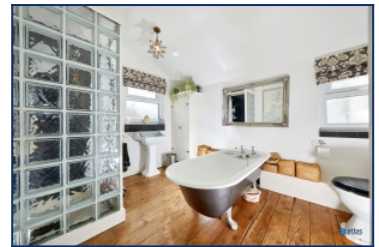


## Rose Lane, Mossley Hill, L18



**For Sale - £290,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Stunning Family Home in the Sought-After L18 Area
- Spacious and Light-Filled Lounge Featuring a Charming Fireplace
- Open-Plan Living, Dining, and Kitchen Space, Ideal for Modern Family Living
- Contemporary Fitted Kitchen with High-Quality Finishes
- Two Generously-Sized Double Bedrooms
- Stylish Bathroom with a Separate Freestanding Bath and Walk-In Shower
- Well-Maintained Paved Yard, Perfect for Outdoor Relaxation
- Conveniently Located Within Walking Distance of Allerton Road
- Easy Access to Mossley Hill Train Station, Just a Short Walk Away

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 949 square feet / 88 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Front Garden, Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented terraced home offers the perfect blend of period charm and contemporary style, right in the heart of the ever-desirable Rose Lane, Mossley Hill.

Set across two well-proportioned floors, this stunning family home boasts spacious and thoughtfully designed living throughout. Upon entering, you're greeted by a bright and airy lounge, where natural light floods through the window, highlighting the elegant fireplace – a cosy focal point for relaxing evenings.

The rear of the property opens into a modern, open-plan living, dining, and kitchen space – perfectly suited to the rhythm of modern family life. The contemporary fitted kitchen is finished to an excellent standard, offering sleek cabinetry, quality appliances, and ample space to cook, dine and entertain with ease.

Upstairs, you'll find two generously-sized double bedrooms, each offering a peaceful retreat with plenty of space and natural light. The stylish bathroom is a real standout feature, complete with a separate freestanding bath and a walk-in shower – ideal for both indulgent soaks and quick morning starts.

Outside, a well-maintained paved yard provides the perfect spot for enjoying a morning coffee or winding down on a summer's evening.

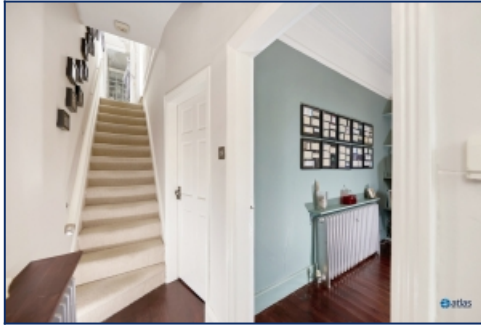
Ideally located just a short stroll from Allerton Road's vibrant mix of cafés, restaurants, and independent shops, and with Mossley Hill Train Station just minutes away, this property is as convenient as it is charming.

Whether you're a first-time buyer, a young family, or simply seeking a home in one of Liverpool's most sought-after postcodes, this Rose Lane gem is not to be missed.

## Additional Images



Yard



Hallway



Lounge



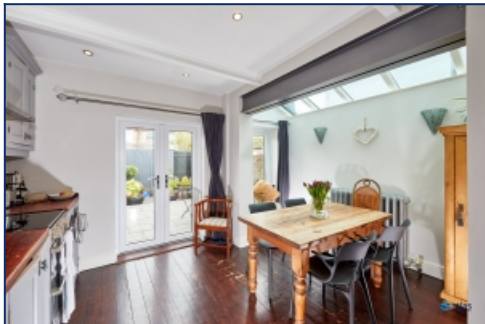
Reception Room



Reception Room



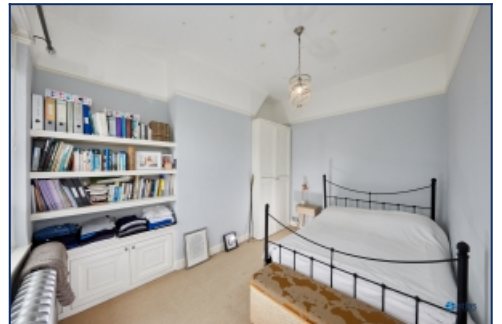
Dining Room



Dining Room/Kitchen



Landing



Bedroom



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.