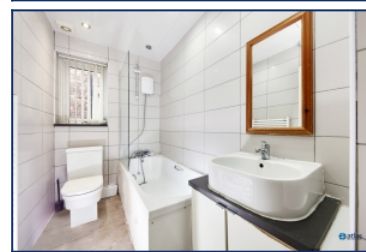
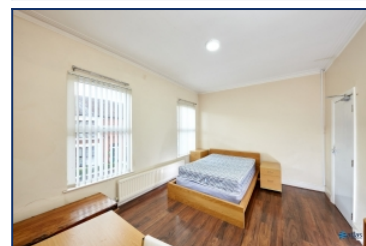


## Ramilies Road, Mossley Hill, L18



## For Sale - £325,000 Offers Over

### Key Features

- 5 Bedroom 2 Bathroom Terraced House
- EPC Rating: C
- No Onward Chain
- Previously Let as a Hmo with a Granted Hmo Licence
- Spacious, Extended Kitchen/dining Area
- Five Double Bedrooms
- Versatile Downstairs Bedroom, Ideal for Conversion to Lounge
- Bathroom Both Upstairs and Downstairs
- Modern Boiler Installed 2 Years Ago
- Low-maintenance, Easy-care Rear Yard
- Within Walking Distance of Allerton Road
- Sought-after Mossley Hill L18 Location

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,161 square feet / 108 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Appliances/White Goods: Electric Cooker, Gas Hob, Fridge/Freezer, Washing Machine

### Description

Offered for sale by Atlas Estate Agents, this spacious terraced house on Ramilies Road, Mossley Hill, presents an exciting opportunity for both families and investors alike. Nestled in one of the most sought-after areas of L18, this property combines comfort, convenience, and tremendous potential.

With accommodation arranged over two floors, the home boasts five generous double bedrooms, making it the perfect fit for a growing family or those needing extra space. The versatile layout also includes a downstairs bedroom, which could easily be transformed into an additional reception room, ideal for a home office or lounge to suit your lifestyle.

At the heart of the home, you'll find a large, extended kitchen/dining area that offers a fantastic space for cooking, entertaining, or simply enjoying family meals. The modern kitchen flows seamlessly into the dining space, providing a welcoming environment for all. Whether you're hosting dinner parties or enjoying quiet evenings, this space will quickly become the heart of the home.

The property benefits from two bathrooms, one conveniently located upstairs and the other downstairs, ensuring plenty of facilities for a busy household. A modern boiler, installed just two years ago, promises efficiency and comfort throughout.

In addition to its impressive layout and modern amenities, the property holds a valid HMO license, obtained in April and valid for the next five years. The

house is equipped with fire alarms and emergency lighting to meet HMO compliance requirements, making it an attractive option for business investors seeking a ready-to-let property.

Outside, the rear yard is low-maintenance and easy-care, providing a private outdoor space for relaxing or entertaining without the hassle of extensive upkeep.

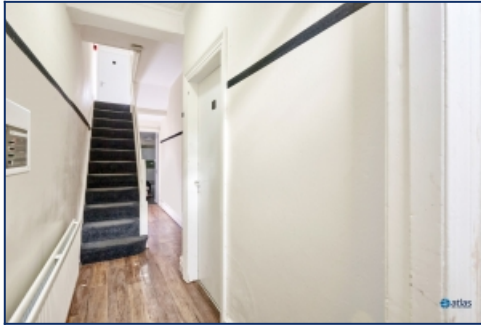
What sets this property apart is its fantastic investment potential. With its generous size, desirable location, HMO compliance, and flexible layout, the house is sure to appeal to a wide range of buyers. The home is offered with no onward chain, enabling a smooth and swift transaction.

Located just a short walk from Allerton Road, you'll have easy access to an array of shops, cafes, and excellent transport links, making this home as practical as it is charming. Don't miss out on this rare opportunity to acquire a property in the heart of Mossley Hill – arrange a viewing today!

## Additional Images



Lounge



Hallway



Dining Room



Dining Room



Kitchen/Dining Room



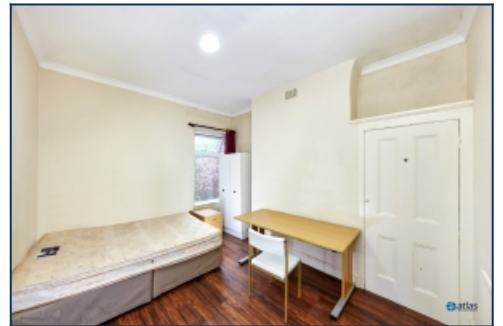
Bathroom



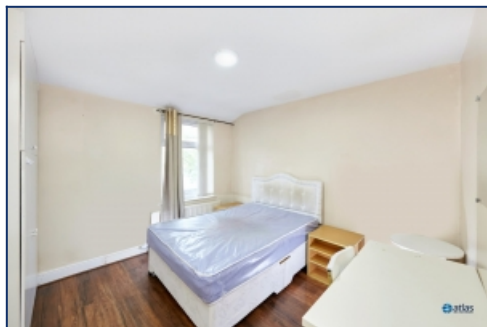
Landing



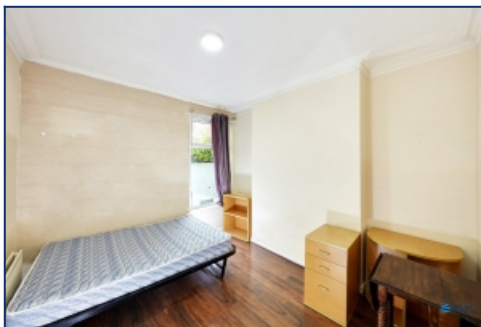
Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

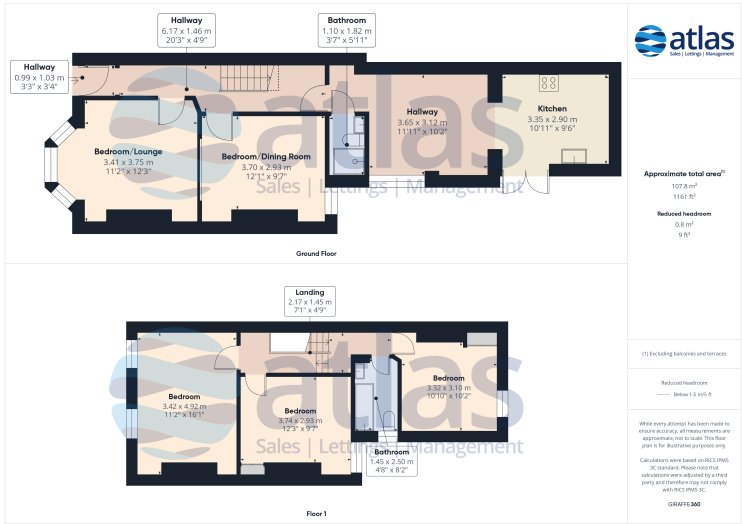


Rear Yard



Rear Yard

Floor Plans



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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.