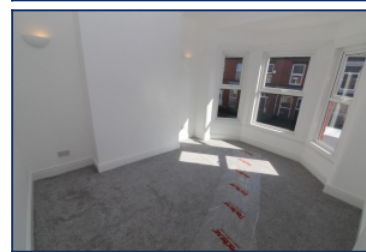
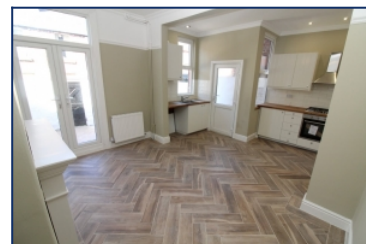


## Berbice Road, Mossley Hill, L18



**For Sale - £239,950**

### Key Features

- 4 Bedroom 1 Bathroom Terraced House
- EPC Rating: D57
- No Chain - Ready to Move Into
- Recently Refurbished
- Prestigious Suburb of Mossley Hill, L18
- Quality Local Schools
- Sought After South Liverpool Location
- Rear Yard with Gated Access
- Minutes from Greenbank Park, Penny Lane & Allerton Road
- Double Glazing & Gas Central Heating
- Four Bedrooms
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- 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 RECENTLY REFURBISHED FOUR BEDROOM TERRACED PROPERTY SITUATED IN THE PRESTIGIOUS SUBURB OF MOSSLEY HILL, L18.

Situated in Mossley Hill, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Allerton Road and Greenbank Park. Neighbouring suburbs encompass Calderstones Park and Sefton Park, the latter of which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Mossley Hill is also home to many quality schools including the former independent school, Liverpool College, and can be within the catchment area of Blue Coat School in Wavertree, Liverpool's only grammar school. The suburb also offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, living room and an open plan kitchen/diner. To the first floor are two double bedrooms, two single bedrooms and a family bathroom. Externally there is a back yard with gated access.

The property also benefits from double glazing, gas central heating and a recent refurbishment.

This opportunity will not be on the market for long so contact us now to arrange your viewing!

# Room Details

## Hall

Coving, dodo rail, meter cupboard, wall lights, original front door with feature stain glass, entrance matt, carpet flooring, staircase and radiator.

## Living Room

4.23 x 3.70 metres (13' 11" x 12' 2")

Coving, picture rail, deep skirting boards, fireplace, bay window to the front aspect, radiator and carpet flooring.

## Kitchen

5.17 x 2.70 metres (17' 0" x 8' 11")

Range of kitchen wall and base units, real wood worktops, tiled splash back, extractor hood, gas hob, electric oven, 1.5 bowl sink with mixer tap, combination boiler, windows to the rear aspect, PVC door to the rear, coving, tiled floor and housing for appliances.

## Dining Area

4.12 x 2.87 metres (13' 7" x 9' 5")

Coving, picture rail, chimney breast with fire surround, French doors to the rear, radiator and tiled flooring.

## Master Bedroom

4.29 x 3.51 metres (14' 1" x 11' 7")

Coving, chimney breast, bay window to the front aspect, radiator, carpet flooring and wall lights.

## Bedroom Two

2.33 x 2.04 metres (7' 8" x 6' 9")

Coving, window to the front aspect, radiator and carpet flooring.

## Bedroom Three

3.27 x 2.18 metres (10' 9" x 7' 2")

Coving, window to the rear, radiator and carpet flooring.

## Bedroom Four

4.13 x 2.46 metres (13' 7" x 8' 1")

Dodo rail, chimney breast, window to the rear, carpet flooring and radiator.

## Bathroom

Bath, thermostatic shower, shower screen, wash basin, W/C, radiator, tiled splash back, tiled floor and window to the rear.

# Additional Images



Bathroom



Dining Room



Kitchen



Entrance Hallway



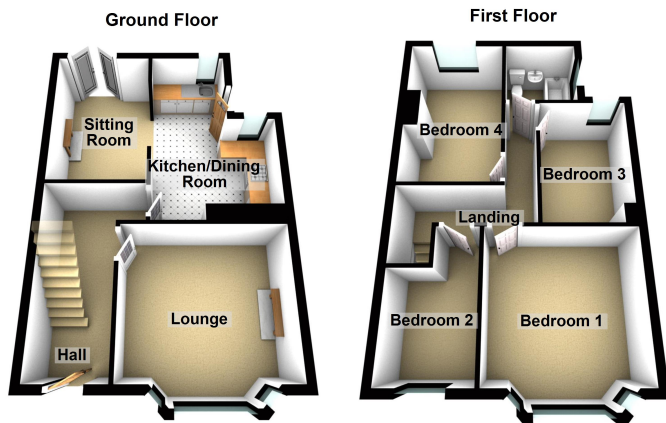
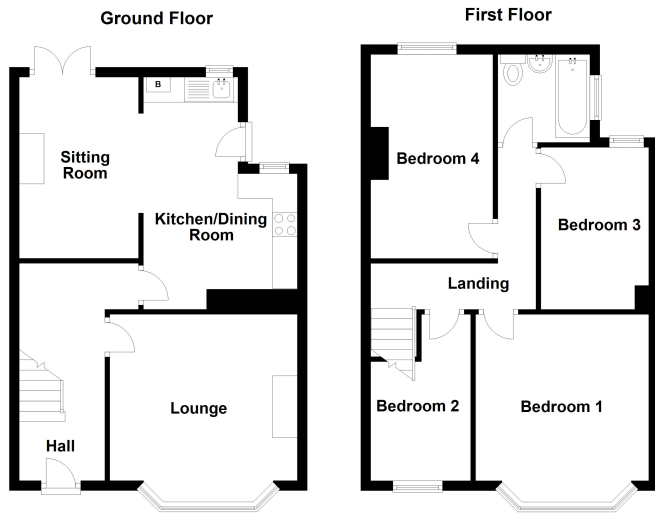
Dining Room



Dining Room



## 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.