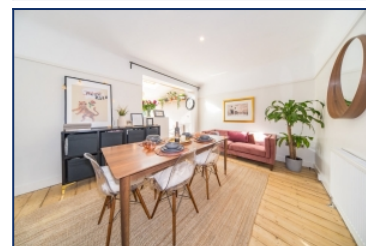


## Pitville Avenue, Mossley Hill, L18



**For Sale - £320,000**

### Key Features

- 3 Bedroom 2 Bathroom Terraced House
- EPC Rating: C72
- Extremely Well Presented Throughout
- Complete Top-to-Bottom Refurbishment In 2015
- Master Loft Bedroom With En-suite Bathroom & Juliet Balcony
- Two Separate Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances & Bi-fold Doors
- Prestigious Suburb Of Mossley Hill, L18
- Surrounded By Quality Local Schools
- Served By Excellent Transport Links
- Off Street Driveway Parking & Detached Garage/Outbuilding To Rear
- Stunning Back Garden

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 119 square metres / 1,283 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Microwave, Fridge, Freezer, Washing Machine

### Description

A fully refurbished and extended 3 bedroom mid terrace property benefiting from off street car parking, back garden and a detached garage/outbuilding to the rear

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 road, rail and bus links to Liverpool city centre.

The property briefly comprises of; entrance hallway, front living room and an open plan kitchen diner. To the first floor are two double bedrooms and a family bathroom. To the second floor is the master bedroom with en-suite bathroom. Externally, there is a driveway to the front, back garden and garage/outbuilding to the rear.

Further benefits include;

- Loft conversion containing the master bedroom suite
- Single storey rear extension housing the kitchen along with a detached garage/outbuilding to the rear
- Complete refurbishment; new roof, removal of internal chimney breast to increase floor space, electrical re-wire, new boiler and central heating system and re-plastering.
- The spacious and versatile open plan living area has pre installed Sky, Virgin and BT lines and has a projector that projects onto a full height wall that's perfect for watching movies or sport with family and friends
- The open plan kitchen features integrated appliances and b-fold doors that open onto the rear garden
- The two spacious double bedrooms are of equal size and share the main family bathroom
- The master bedroom features a luxury en-suite bathroom, twelve full size drawers fitted into the eaves space giving plenty of added storage and a Juliet balcony with views onto the allotments at the rear of the property
- The south facing patio garden is low maintenance with built in linear drains to catch rain fall and opens up to the kitchen with bi-folding doors and timber decking
- The rear detached garage is currently utilised as a gym but could easily be converted into an office or children's play area with an electric supply already installed
- The property has a modern finish with traditional features including original timber floorboards and stair treads refinished with a new carpet runner. Solid timber worktops and coved ceilings also add to the character of the property
- Within walking distance of bus routes, Mossley Hill train station and the bars, restaurants and local supermarkets of Rose Lane and Allerton Road

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

## Additional Images



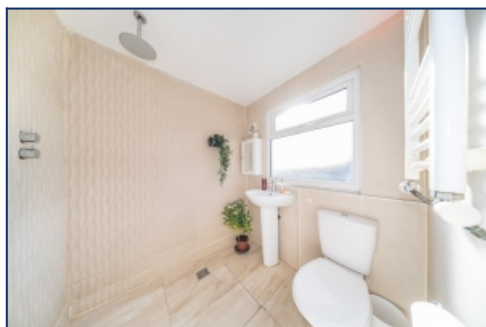
Front Bedroom



Rear Patio Area



Detached Gym



Master En-suite



Master Bedroom



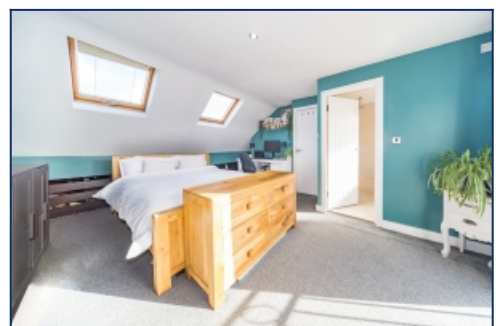
Dining Area



Kitchen



Hallway



Master Bedroom





Rear Bedroom



Bathroom



Landing



Rear Patio Area



Rear Patio Area

## 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.