

## Meredale Road, Mossley Hill, L18



**For Sale - £345,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D64
- No Onward Chain
- Mature Well Maintained Gardens
- Potential To Extend
- Two Good Size Reception Rooms
- Fitted Kitchen
- Garage
- Lovely Family Home
- Close To Local Amenities
- Highly Sought After South Liverpool Location
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 99 square metres / 1,062 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street, Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction)

### Description

A semi detached house benefiting from front & rear gardens, garage and off street car parking.

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, Calderstones Park and Allerton Manor Golf Course. Calderstones Park covers a remarkable 126 acres and offers a variety of different attractions including a playground, a botanical garden and places of historical interest. There is also a beautiful lake and the Calderstones Mansion House, which features a cafe and a children's play area. 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 outstanding schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

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

### Additional Images



Hallway



Bedroom



Reption



Dining Room



Kitchen



Hallway



Bedroom



Bedroom



Bedroom



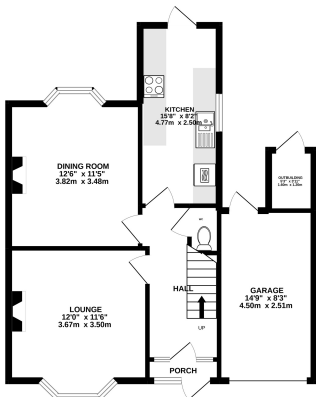
Bathroom



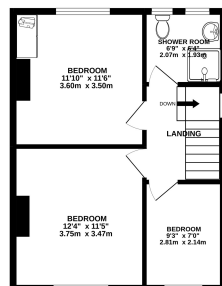
Garden

## Floor Plans

GROUND FLOOR  
632 sq ft (58.7 sq m.) approx.



1ST FLOOR  
431 sq ft (40.0 sq m.) approx.



TOTAL FLOOR AREA: 1063 sq ft (98.8 sq m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, windows, doors and fixtures are approximate and not intended to be used for any purpose other than to provide a general guide. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or operation. All dimensions are to the center line unless otherwise stated.



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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.