

## 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.

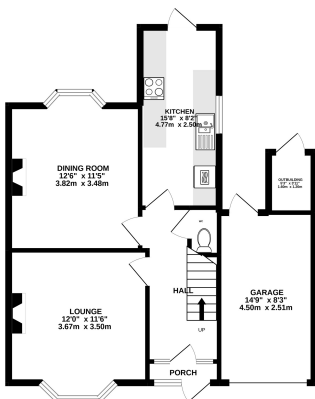
This opportunity will not be on the market for long so contact us today to arrange your viewing!

### Additional Images

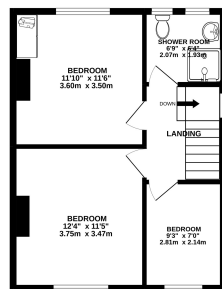


## Floor Plans

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 attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.

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