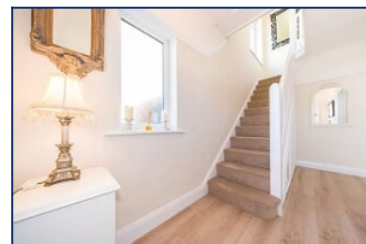


## Pitville Avenue, Mossley Hill, L18



**For Sale - £299,950**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D62
- Extremely Well Presented - Recently Refurbished
- No Chain
- Surrounded by Quality Local Schools
- Driveway Parking
- Situated in the Prestigious Suburb of Mossley Hill, L18
- Extended Rear Sitting Room
- Front & Rear Gardens with Lawn & Patio Area
- Minutes from Rose Lane & Allerton Road
- Downstairs W.C
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer

### Description

A RECENTLY REFURBISHED SEMI DETACHED PROPERTY SITUATED IN THE SOUGHT AFTER LIVERPOOL SUBURB OF MOSSLEY HILL AND BENEFITTING FROM NO ONWARD CHAIN.

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, downstairs W.C, open plan dining kitchen and extended sitting room. To the first floor there are three good size bedrooms and a modern family bathroom. Externally, to the front there is a block paved driveway providing off road parking and to the rear there is an extremely well kept garden with a lawn and patio area.

The property also benefits from double glazing and gas central heating.

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

## Room Details

### Hallway

4.13 x 1.79 metres (13' 7" x 5' 11")

A lead light stained glass timber door to the front, window to the side aspect, a spindled staircase to first floor, picture rail, radiator and wood effect laminate flooring.

### Living Room

3.84 x 3.45 metres (12' 8" x 11' 4")

Bay window to the front aspect, picture rail, radiator, feature fireplace with oak mantle and carpet flooring.

### Dining Kitchen

5.37 x 3.66 metres (17' 8" x 12' 1")

Fitted with a modern and stylish range of high gloss base, wall and drawer units with complementary work surfaces incorporating a stainless steel sink unit and drainer with mixer tap, integrated induction hob and oven with brushed steel splash back and brushed steel extractor fan over, fridge and freezer, plumbing for a washing machine, cupboard housing combination boiler, down lighters, part tiled walls, wood effect laminate flooring, central heating radiator, double glazed window

### Extended Sitting Room

3.43 x 2.72 metres (11' 4" x 9' 0")

Open plan aspect to dining kitchen, UPVC French doors leading to the rear garden, window to the side, Velux skylight, radiator and wood effect laminate flooring.

### W.c

Hand wash basin, vanity cupboard, W.C and wood effect laminate flooring.

### Master Bedroom

4.17 x 3.22 metres (13' 9" x 10' 7")

Bay window to the front aspect, carpet flooring, picture rail and radiator.

### Bedroom Two

3.43 x 3.19 metres (11' 4" x 10' 6")

Carpet flooring, window to the rear and radiator.

### Bedroom Three

2.23 x 2.14 metres (7' 4" x 7' 1")

Window to the front aspect, carpet flooring and radiator.

### Bathroom

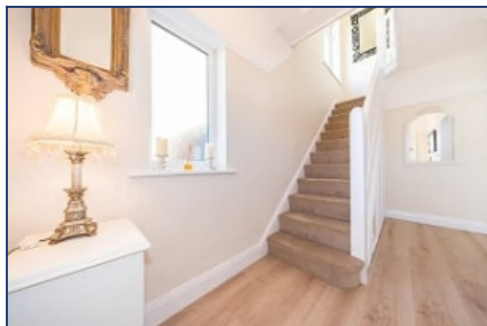
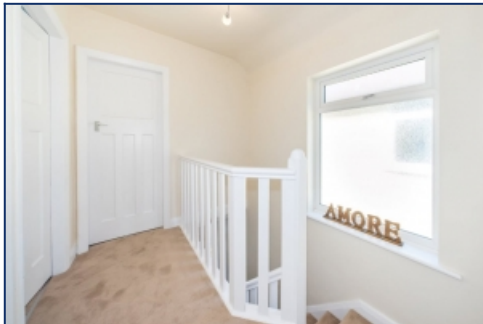
2.08 x 1.97 metres (6' 10" x 6' 6")

A modern and stylish family bathroom suite boasts a bath unit with mixer tap and over head shower, vanity cupboard incorporating a wash basin with mixer tap, low level WC, chromed heated towel rail, part tiled walls and tiled flooring, a double glazed window and down lighters.

## Additional Images









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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.