

## Courtland Road, Mossley Hill, L18



**For Sale - £265,000**

### Key Features

- 4 Bedroom 1 Bathroom Terraced House
- EPC Rating: Pending
- No Onward Chain
- Many Original Period Features
- Served by Excellent Transport Links
- Double Glazing & Gas Central Heating
- Rear Yard with Gated Access
- Prestigious Suburb of Mossley Hill, L18
- Two Separate Reception Rooms
- Seconds from Allerton Road
- Surrounded by Quality Local Schools
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: A
- 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, Washing Machine, Dishwasher

### Description

A FOUR BEDROOM VICTORIAN TERRACE PROPERTY LOCATED IN THE PRESTIGIOUS SUBURB OF MOSSLEY HILL AND BENEFITING FROM ON 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, living room, dining room and kitchen. To the first floor are three double bedrooms, a single bedroom and a family bathroom. Externally, there is back yard with gated access.

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

## Living Room

4.59 x 4.60 metres (15' 1" x 15' 2")  
Bay window to the front aspect, feature fireplace, exposed wood flooring, ceiling rose, picture rail and radiator.

## Dining Room

4.14 x 3.42 metres (13' 7" x 11' 3")  
Exposed floorboards, radiator, feature fireplace, ceiling rose, picture rail, French doors to the rear yard and leading to outhouse.

## Kitchen

4.17 x 3.12 metres (13' 9" x 10' 3")  
Range of wooden wall and base units, gas hob, electric oven, tiled splash back, wooden flooring, radiator and access to utility room.

## Utility Room

1.76 x 2.22 metres (5' 10" x 7' 4")  
UPVC door to the rear yard, washing machine, dishwasher, boiler and Belfast sink.

## Bedroom One

4.57 x 3.72 metres (15' 0" x 12' 3")  
Bay window to the front aspect, exposed wood flooring, original fireplace and radiator.

## Bedroom Two

4.15 x 3.01 metres (13' 8" x 9' 11")  
Window to the rear, exposed floorboards, fireplace, radiator and integrated wardrobe.

## Bedroom Three

2.91 x 2.86 metres (9' 7" x 9' 5")  
Window to the front aspect, exposed floorboards and radiator.

## Bedroom Four

2.32 x 2.09 metres (7' 8" x 6' 11")  
Frosted window to the rear, exposed floorboards and radiator.

## Bathroom

2.67 x 1.39 metres (8' 10" x 4' 7")  
Tile flooring and part tiled walls, W.C, shower over bath, hand wash basin, radiator and frosted window to the rear.

# Additional Images



Rear Yard



Dining Room



Bedroom One



Bedroom Two



Bedroom Four

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.