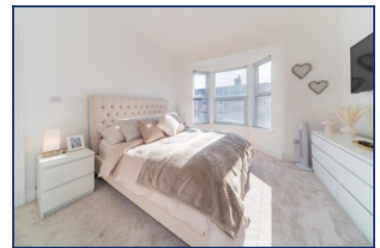


## Crawford Avenue, Mossley Hill, L18



**For Sale - £295,000**

### Key Features

- 3 Bedroom 1 Bathroom End of Terrace House
- EPC Rating: C73
- Fully Refurbished to an Excellent Standard
- Brand New Modern Fitted Kitchen with Appliances
- Sought After South Liverpool Location
- Under Floor Heating to Main Bathroom
- Separate Utility Room
- Spacious Rear Yard with Decking
- Surrounded by Quality Local Schools
- Luxury Tiled Family Bathroom
- Large Room Sizes
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 885 square feet / 82 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer

### Description

A fully refurbished Victorian end of terrace house benefiting from an abundance of original character features and a complete refurbishment

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, back dining room open plan to kitchen and a separate utility room. To the first floor are two large double bedrooms, a single bedroom and a family bathroom. Externally, there is a decked back yard with gated access.

The property also benefits from gas central heating, double glazing, kitchen appliances (see list) and some fitted bedroom furniture.

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

Additional Images



Bathroom



Rear Yard



Front Living Room



Kitchen Diner



Kitchen Diner



Kitchen



Kitchen



Kitchen



Kitchen



Dining Area



Dining Area



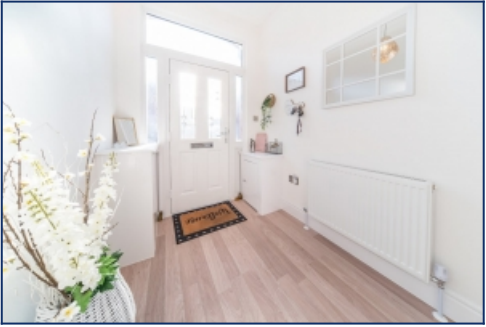
Dining Area



Utility Room



Hall



Hall





Front Bedroom



Front Bedroom



Front Bedroom



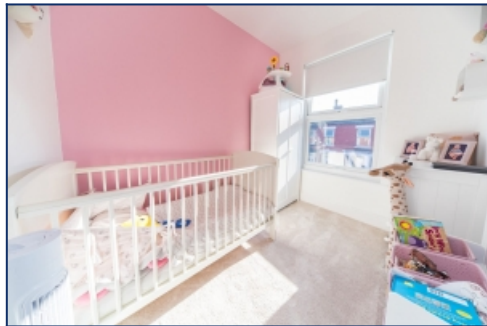
Back Bedroom



Back Bedroom



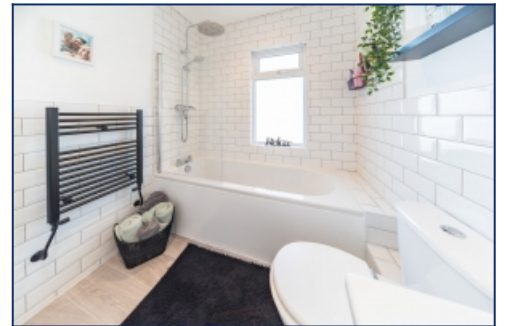
Back Bedroom



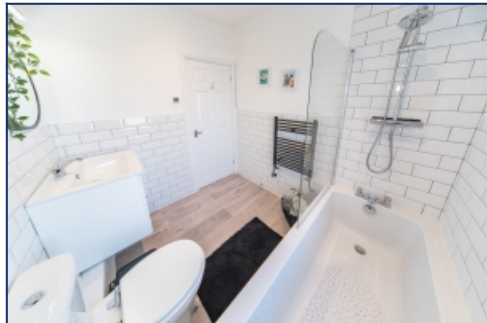
Bedroom 3



Bathroom



Bathroom



Bathroom



Bathroom



Front Elevation



Front Elevation



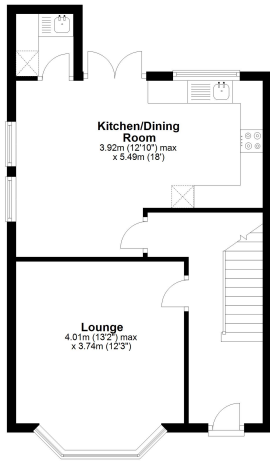
Front Elevation



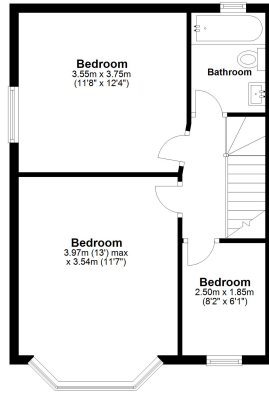
Front Elevation

## Floor Plans

#### Ground Floor



#### First Floor



Total area: approx. 82.2 sq. metres (885.2 sq. feet)

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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.