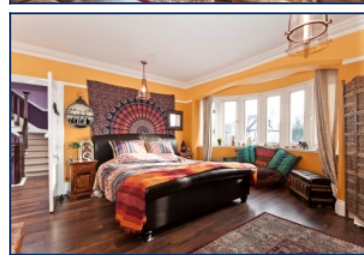
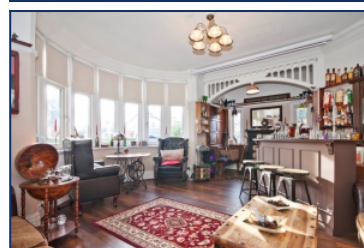
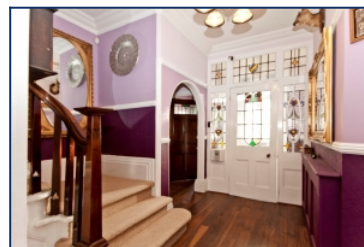


## Queens Drive, Mossley Hill, L18



**For Sale - £650,000 Offers Over**

### Key Features

- 6 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: E53
- Significant Semi Detached Character House
- Stunning Original Character Features Throughout
- Several Thousand Square Foot of Floor Area Spread Over Three Levels
- Sympathetically Modernised Throughout
- Contemporary Kitchen & Bathrooms to a High Specification
- Detached Self Contained Outbuilding Producing £15k Per Annum Via Airbnb
- Surrounded By Quality Local Schools
- Seconds from Allerton Road & Penny Lane
- Off Street Driveway Parking
- Side & Rear Garden

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 299 square metres / 3,218 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, CCTV
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 3
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

A substantial Edwardian semi detached house benefiting from an abundance of original character features and several thousand square feet of floor space

A very rare opportunity to purchase a substantial Edwardian semi detached family home situated in the prestigious suburb of Mossley Hill, L18. Built in the early 1900s this deceptively large 6/7 bedroom house oozes charm and character throughout retaining original features including real fires, deep skirting boards, coving and leaded internal windows whilst providing every modern comfort. Spread over 3 floors and providing several thousand square feet of living space. The myriad of rooms includes two large reception rooms, a study, cloakroom, utility room, pantry, downstairs W/C and a spacious kitchen/dining room. 6/7 large bedrooms, shower room and a large family bathroom complete with roll top bath. There is also an abundance of storage throughout the property.

Externally the property has a driveway for 2/3 cars along with a side garden which is decked and perfect for alfresco dining. A rear garden complete with wooden summerhouse and a detached outbuilding which has recently been refurbished as self contained studio (although it is suitable for a variety of uses). The outbuilding is currently let via Airbnb and produces circa £15k per annum in rental income.

The property is located just a stones throw from an enviable range of amenities including the bustling Allerton Road, Penny Lane, Rose Lane and Smithdown Road. In addition Sefton Park and Greenbank Park are minutes away by foot. The property also falls within the catchment area of some of the city's best schools, including Liverpool College, St Hilda's, St Margaret's Aigburth and The Bluecoat

Neither words nor pictures can truly capture what this property has to offer so viewings are highly recommended to truly appreciate this stunning property!

## Room Details

### Kitchen Diner

Range of kitchen wall and base units, wood effect worktops, tiled splashbacks, 1.5 bowl sink with mixer tap, integrated dishwasher, housing for appliances, windows to various aspects and two doors to gardens, laminate flooring, radiator, original fireplace/aga, pantry and separate utility room

### Lounge

Coving, picture rail, deep skirting boards, radiators, French doors to the rear garden, original fireplace and laminate flooring.

### Sitting Room

Coving, picture rail, original fireplace, wood panelling, abundance of character features, laminate flooring feature curved bay window and deep skirting boards.

### Office/Morning Room

Picture rail, coving, fireplace, window to the side aspect and laminate flooring.

### Downstairs W/C

Frosted window to the front aspect, coving, laminate flooring, W.C and wash basin.

### Hall

Original stained lead glass vestibule, meter cupboards, composite front door, coving, picture rail, laminate flooring, dodo rail, radiator, under stairs storage and deep skirting boards.

### Master Bedroom

Coving, picture rail, curved bay window to the front aspect, laminate flooring, deep skirting boards, original fireplace with tiled heath, walk in wardrobe with potential to convert back to en suite and radiator.

### First Floor Bedroom 2

Coving, picture rail, window to the rear aspect, laminate flooring, radiator and chimney breast.

### First Floor Bedroom 3

Coving, picture rail, window to the front aspect, laminate flooring and radiator.

### Bathroom

Coving, picture rail, wood panelling, frosted window to the rear aspect, original fireplace with tiled heath, integrated storage and shelving, radiator, laminate flooring, scroll top bath with freestanding taps, wash basin, W/C and towel rail.

### Shower Room

Fully tiled walls , laminate flooring, window to the rear aspect, wash vanity unit, shower enclosure and chrome towel rail.

### Landings

Rooflight to the top of staircase, beautiful turned staircase covering al floors, dodo rail, coving, deep skirting boards, original door architraves, radiators and integrated storage.

### Loft Bedroom One

Dormer window, high vaulted ceiling, integrated storage, laminate flooring, original fireplace and radiator.

### Loft Bedroom Two

Radiator, laminate flooring, high vaulted ceiling, original fireplace and dormer window.

### Loft Bedroom Three

Laminate flooring, high vaulted ceiling, roof light.

### Front

Driveway parking for 2-3 cars.

### Rear

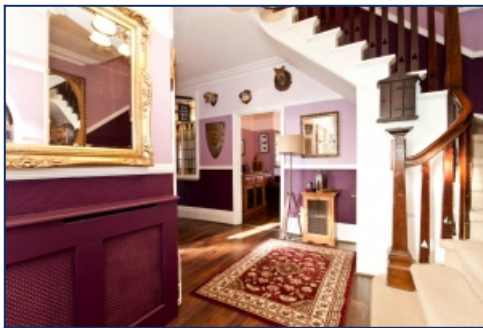
Detached brick built outbuilding that has recently been refurbished into a self contained studio (although suitable for a variety of uses), wooden summerhouse, lawn, decking and entertainment area.

## Additional Images





Entrance



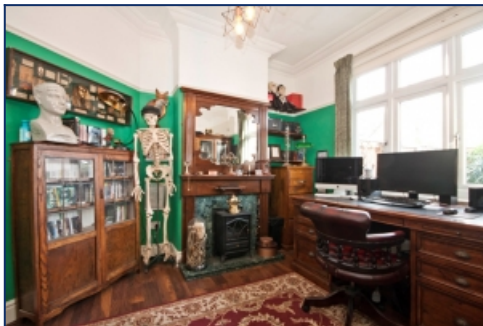
Hallway



Reception Room Two



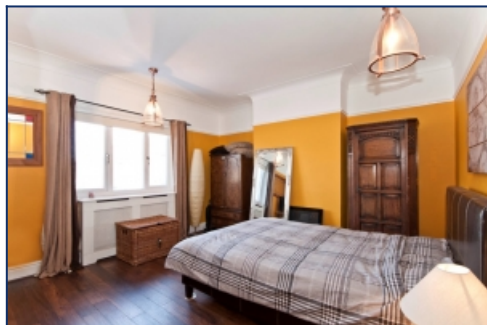
Reception Room Two



Reception Room Three / Study



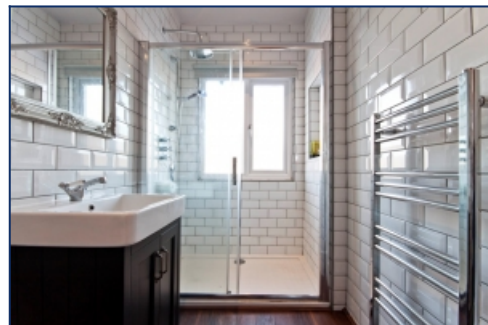
Master Bedroom



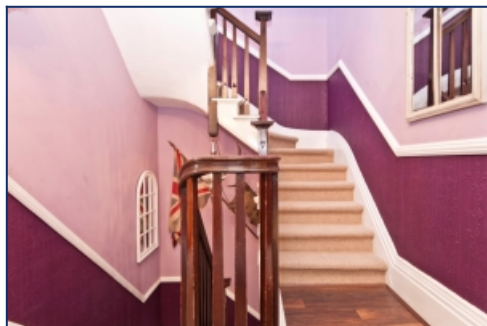
Bedroom Two



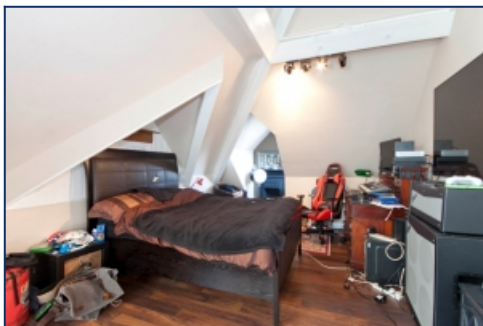
Bedroom Three



Shower Room



Landing



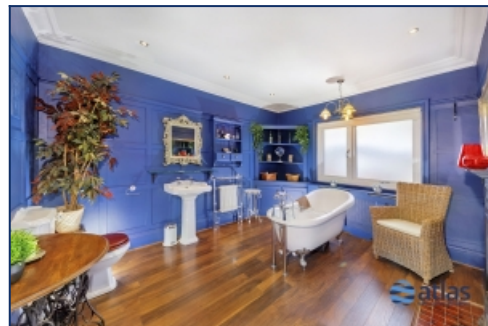
Bedroom Four



Bedroom Four



Bedroom Five





Hallway



Office

Reception Room One



Kitchen Diner

Reception Room One



Flat



Flat



Flat Wc



Flat Kitchen



Side



Side



Entrance



Rear

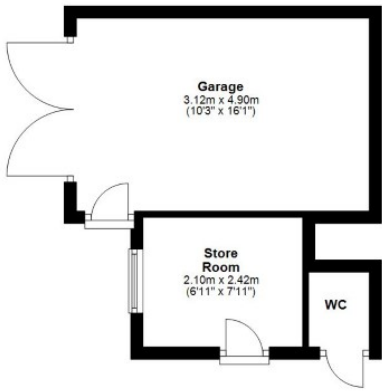


Rear

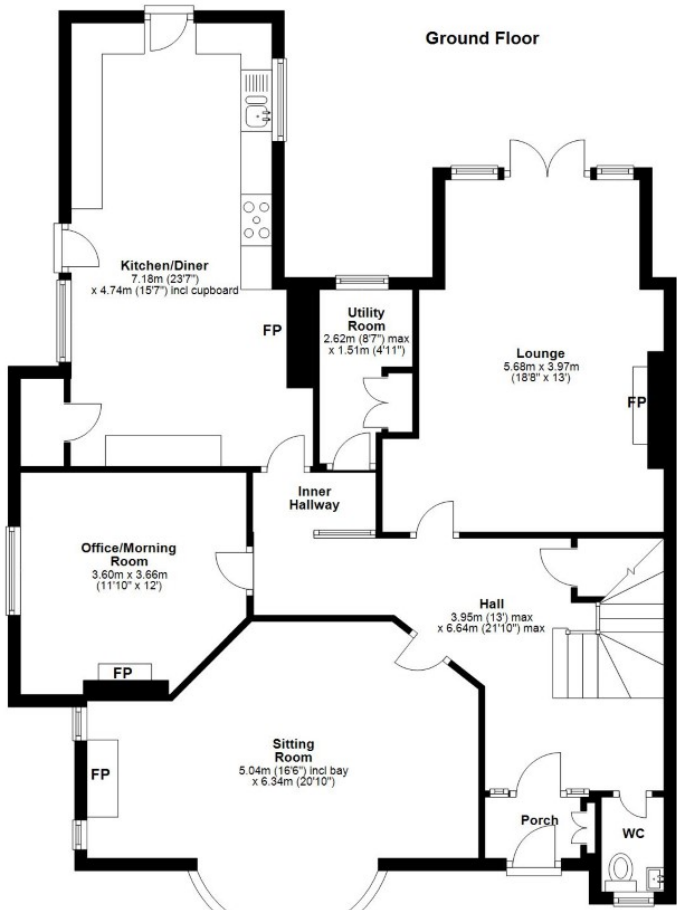


Front

## Floor Plans

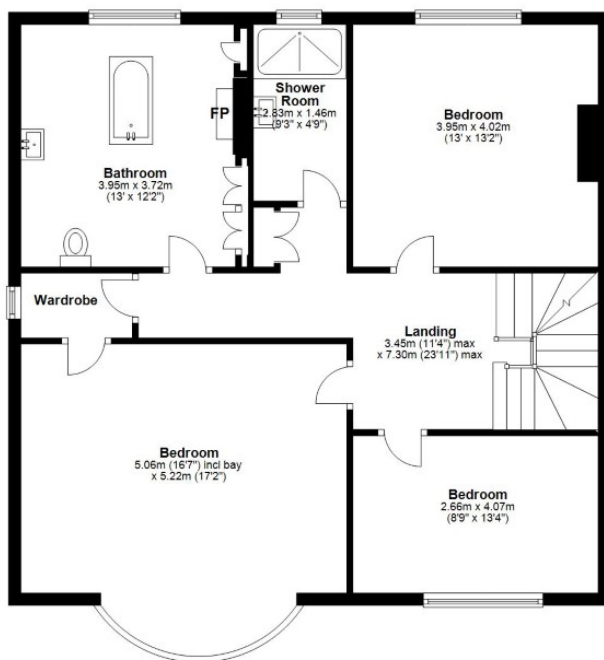


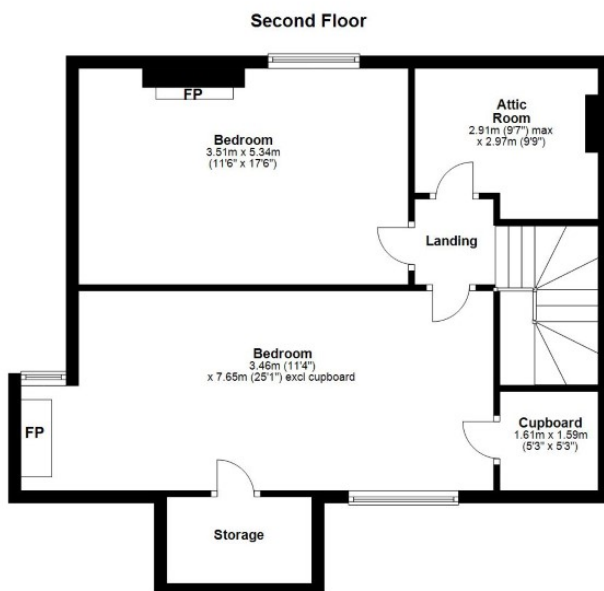
**Ground Floor**



Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.  
Plan produced using PlanItUp.

# First Floor





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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.