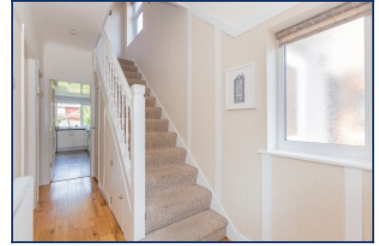


## Mossville Road, Mossley Hill, L18



**For Sale - £280,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D58
- No Chain
- Minutes from Rose Lane & Allerton Road
- Driveway Parking
- Prestigious Suburb of Mossley Hill, L18
- Large Rear Garden with Patio Area
- Utility Room
- Served by Excellent Transport Links
- Downstairs W.C
- Gas Central Heating & Double Glazing
- 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
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob

### Description

AN EXTREMELY WELL PRESENTED SEMI DEATCHED 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, utility room, open plan dining kitchen and sitting room. To the first floor there are three good size bedrooms and a modern family bathroom. Externally, to the front there is a 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

## Living Room

Bay window to the front aspect, electric log burner, radiator and flooring

## Dining Room

Laminate flooring, radiator, gas fire, open plan aspect to kitchen and UPVC French doors providing access to rear garden.

## Kitchen

Range of wall and base units, tiled flooring and splash back, radiator, gas hob and cooker, extractor hood, housing for appliances, window to the rear, open plan aspect to dining room and radiator.

## Utility Room

UPVC doors to the front and rear of the property, wall and base units, pantry and sink with mixer tap.

## Downstairs W.c

Laminate flooring, W.C, hand wash basin, chrome towel heater and tiled splash back.

## Bedroom One

Bay window to the front aspect, laminate flooring and radiator.

## Bedroom Two

Window to the rear, laminate flooring, fitted wardrobes and radiator.

## Bedroom Three

Window to the front aspect, laminate flooring and radiator.

## Bathroom

Tiled floor and walls, frosted window to the side aspect, shower over bath, W.C, hand wash basin and chrome towel heater.

# Additional Images



Bedroom One



Rear Garden



Dining Room



Living Room



Living Room



Dining Room



Dining Room



Dining Room



Dining Room





Kitchen



Kitchen



Utility Room



Utility Room



Downstairs W.c



Landing



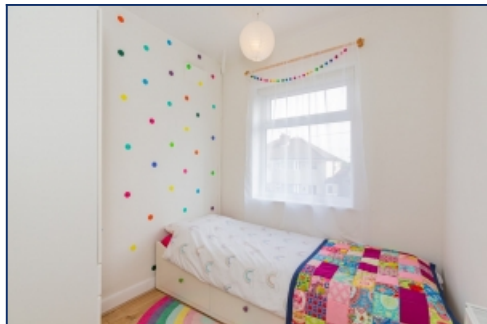
Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom



Bathroom



Patio

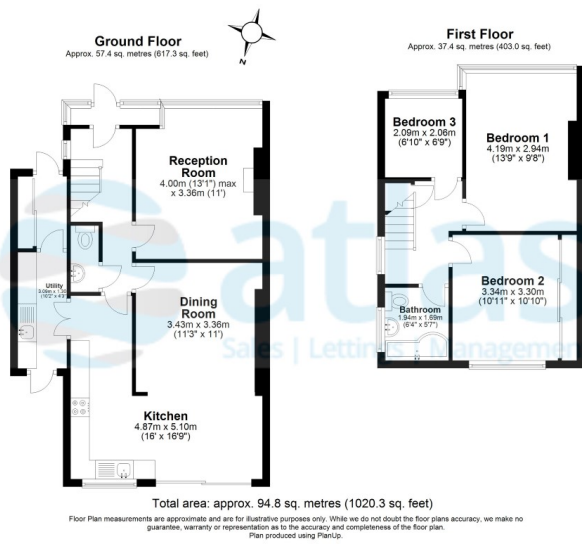


Rear Garden



Rear Garden

## Floor Plans



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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.