

## Ivydale Road, Mossley Hill, L18



**For Sale - £230,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D65
- Lovely Family Home
- Highly Sought After South Liverpool Location
- Open Plan Living Area
- Large Bedrooms
- Study Area
- Close To Restaurants & Bars
- Near To Local Amenities
- Close To Quality Schools
- Served By Good Transport Links
- Early Viewing Advised!

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 75 square metres / 811 square feet
- Council Tax Band: B
- 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

### Description

**\*\*\* FULLY AVAILABLE \*\*\*** A beautiful mid terrace house benefiting from open plan living and a well maintained back yard

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, Calderstones Park and Allerton Manor Golf Course. Calderstones Park covers a remarkable 126 acres and offers a variety of different attractions including a playground, a botanical garden and places of historical interest. There is also a beautiful lake and the Calderstones Mansion House, which features a cafe and a children's play area. 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 outstanding schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

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!

### Additional Images



Master Bedroom



Bedroom 2



Rear Yard



Front Reception



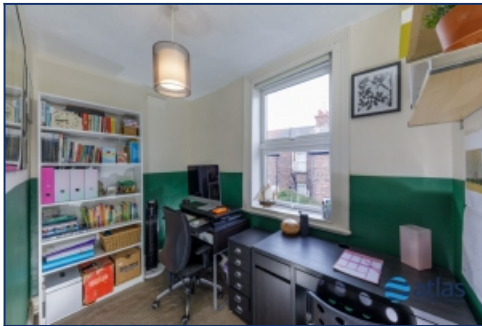
Dining Area



Kitchen



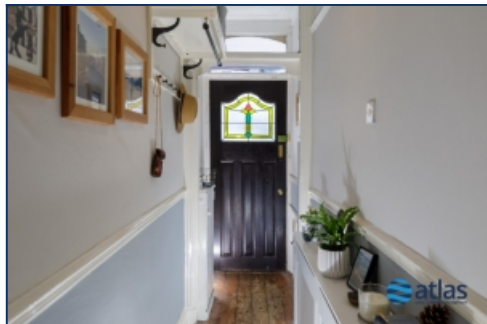
Master Bedroom



Study/Office Area



Bathroom



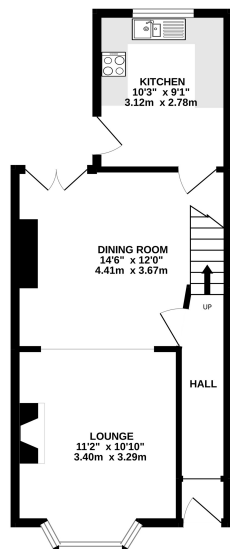
Hallway



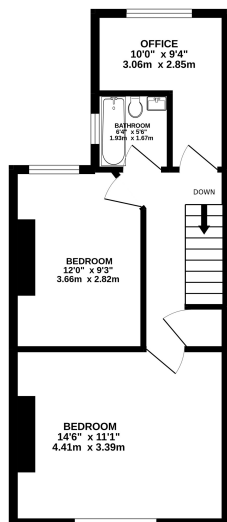
Rear

## Floor Plans

GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, extents and any other figures are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and valuer have not been tested and no guarantee is given as to the accuracy of the floorplan.  
Made with Metreplan (2022)



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