

Booker Avenue, Mossley Hill, L18



For Sale - £449,950 Offers in the Region of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: E41
- New Luxury Kitchen and Bathroom
- Sought After South Liverpool Location
- Ample Off Road Parking and Garage to Front Elevation
- New Boiler
- Two Separate Reception Rooms
- Large Rear Garden with Patio Area
- Surrounded by Quality Local Schools
- Local Shops and Amenities
- Served by Good Transport Links
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Service Charge: £12 per annum
- Parking: On Street, Off Street, Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Gas Oven, Gas Hob, Fridge, Freezer, Washing Machine, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 07/10/1937 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 06/10/2936 (approx)
- Lease Term Remaining: 912 year(s) (approx)
- Service Charge: £12 per annum
- Ground Rent: Peppercorn

Description

AN EXTREMELY SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE SOUGHT AFTER LIVERPOOL SUBURB OF MOSSLEY HILL.

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 porch, spacious hallway, two separate reception rooms to the front and rear of the property and recently renovated kitchen diner. To the first floor there are three double bedrooms, a luxury family bathroom and additional W.C. Externally, to the front there is a

block paved driveway providing off road parking for 2 cars and access to a single garage. To the rear there is an extremely well kept garden with a lawn and patio area.

The property also benefits from gas central heating with a new boiler fitted in the last 12 months.

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

Room Details

Reception Room One

4.89 x 3.87 metres (16' 1" x 12' 9")

Large bay window to the front aspect, carpet flooring, feature fireplace and radiator.

Reception Room Two

5.50 x 3.60 metres (18' 1" x 11' 10")

French doors to the rear, carpet flooring, radiator and feature fireplace.

Kitchen / Diner

9.26 x 3.47 metres (30' 5" x 11' 5")

Large dining area with bay window to the side aspect, base units with integrated appliances, extractor hood, double range cooker, boiler, sink with mixer tap and door and window to rear garden.

Bedroom One

4.59 x 3.87 metres (15' 1" x 12' 9")

Bay window to the front aspect, fitted wardrobes, carpet flooring and radiator.

Bedroom Two

3.68 x 3.63 metres (12' 1" x 11' 11")

Window to the rear aspect, carpet flooring and radiator.

Bedroom Three

2.76 x 2.72 metres (9' 1" x 9' 0")

Carpet flooring, window to the front aspect and radiator.

Bathroom

7.57 x 2.49 metres (24' 11" x 8' 3")

Tiled floor and part tiled walls, walk in shower, step up bath, feature oval window, hand wash basin, W.C and radiator.

W.c

Hand wash basin, W.C, tiled floor and frosted window to the side aspect.

Additional Images



Bathroom



Rear Garden



Entrance Hallway



Entrance Hallway



Reception Room One



Reception Room Two



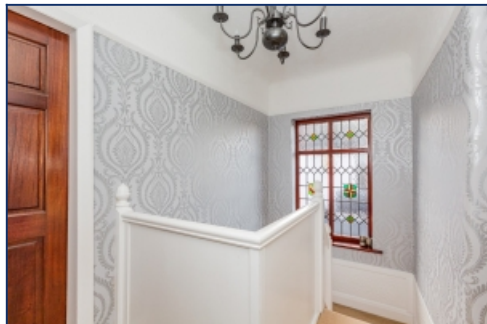
Dining Room



Kitchen



Staircase



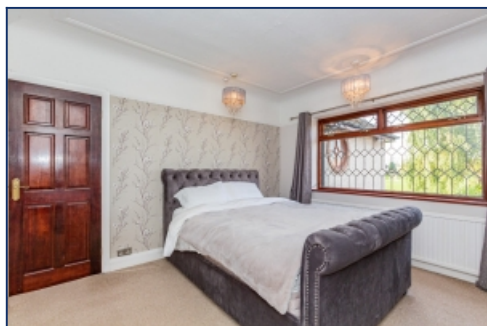
Landing



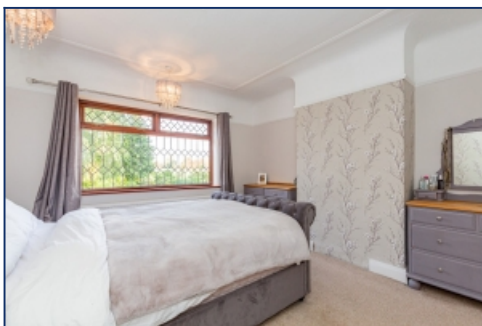
Bedroom Three



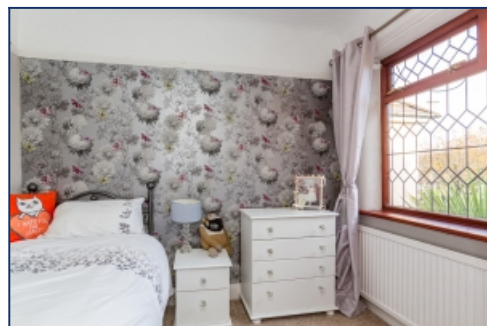
Bedroom Three



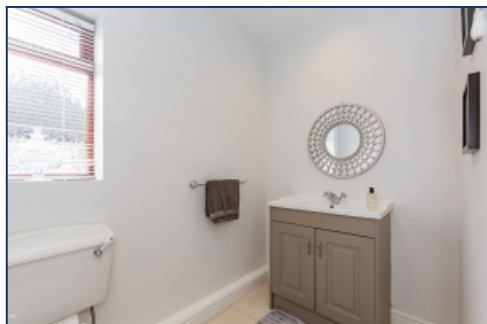
Bedroom Two



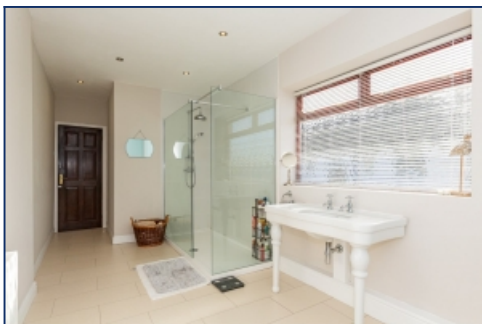
Bedroom Two



Bedroom Three



W.c



Bathroom



Front Elevation



Front Elevation



Rear Elevation



Rear Elevation



Side Elevation



Rear

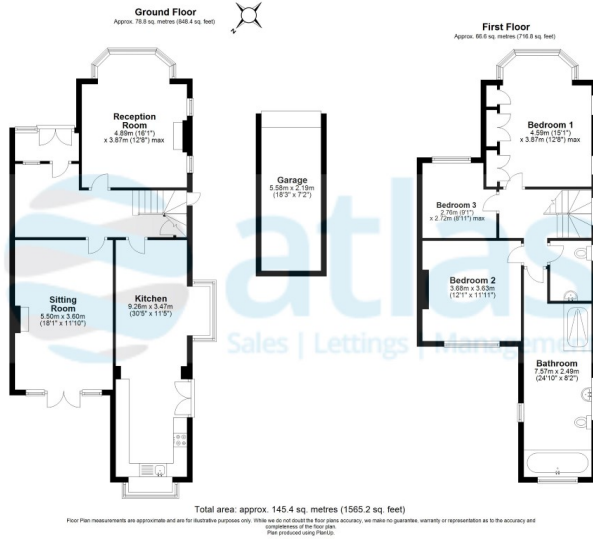
Side Elevation



Rear View

Patio

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.