



Mayfield, Rose Lane, Liverpool, L18 6JD

Offers around £380,000

Alpha-move are delighted to offer this spacious three bed period townhouse on Rose Lane, Mosley Hill L18, close to local amenities, Sefton Park, and major transport links to and from the City Centre. The ground floor layout consists of a wide and well lit porch and hallway, front dining room, rear sitting room, utility room and fully fitted kitchen / morning room. A spilt level staircase leads to the first floor where there are two large double bedrooms, both with built in wardrobes, a fully tiled family bathroom, and smaller bedroom currently used as an office. Externally, there is a low maintenance front terrace and a landscaped rear courtyard both well stocked with mature foliage, a brick built garage and outside toilet and exterior access point. This home is in immaculate condition, perfectly merging the past with the present, with many original features including high ceilings, stained glass windows, cast radiators, sash style windows and much more. The outbuildings at the rear offer huge potential (subject to appropriate consents), making this a fantastic opportunity not to be missed. Early viewing is essential to avoid disappointment.



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Porch

4'5" x 4'2" (1.36 x 1.29)

Composite door. Meter cupboard.

Hallway

Doors to all rooms. 2x Cast iron radiator. Under stair cupboard. Stained glass door. Beech woodstrip floor.

Front Reception Room

15'5" x 12'1" (4.7 x 3.7)

UPVC Bay window to front aspect. Cast iron radiator. Meter cupboard.

Rear Reception Room

13'5" x 10'9" (4.1 x 3.3)

UPVC French doors to rear aspect. Cast iron radiator.

Utility Room

6'2" x 2'9" (1.89 x 0.85)

UPVC Window to side aspect. Combi boiler. Plumbing for washing machine.

Kitchen Diner

21'11" x 10'5" (6.7 x 3.2)

Range of wall and base units. Dishwasher. UPVC French doors to rear aspect. UPVC Window to side aspect. Vertical radiator.

Bedroom One

17'0" x 12'5" (5.2 x 3.8)

2x UPVC Windows to front aspect. 2x Cast iron radiators. 2x Inbuilt wardrobes.

Bedroom Two

13'5" x 10'9" (4.1 x 3.3)

UPVC Window to rear aspect. Cast iron radiator. 2x Inbuilt wardrobes.

Bedroom Three

10'5" x 8'6" (3.2 x 2.6)

UPVC Window to rear aspect. Cast iron radiator.

Bathroom

7'2" x 4'11" (2.2 x 1.5)

Bath with shower over. WC and sink. Fully tiled. Towel rail. Mirror cabinet. UPVC Window to side aspect.

Garage

13'9" x 9'0" (4.21 x 2.76)

Up & over door.

WC

4'10" x 4'5" (1.49 x 1.36)

WC

