



Rangemore Road, Mossley Hill, Liverpool, L18 4PN

- Beautiful Four Bedroom Extended Semi Detached Property
- Extended Rear Lounge Diner with Impressive Velux Windows
- Generously Sized & Well Presented Bedroom Accommodation
- Four Piece Family Bathroom Suite & Downstairs WC
- Bay Fronted Family Lounge with Feature Fireplace
- Modern Fitted Kitchen with Range of Integrated Appliances
- Converted Dormer Loft Room with En Suite Shower Room
- Off Road Parking, Garage & Landscaped Rear Garden

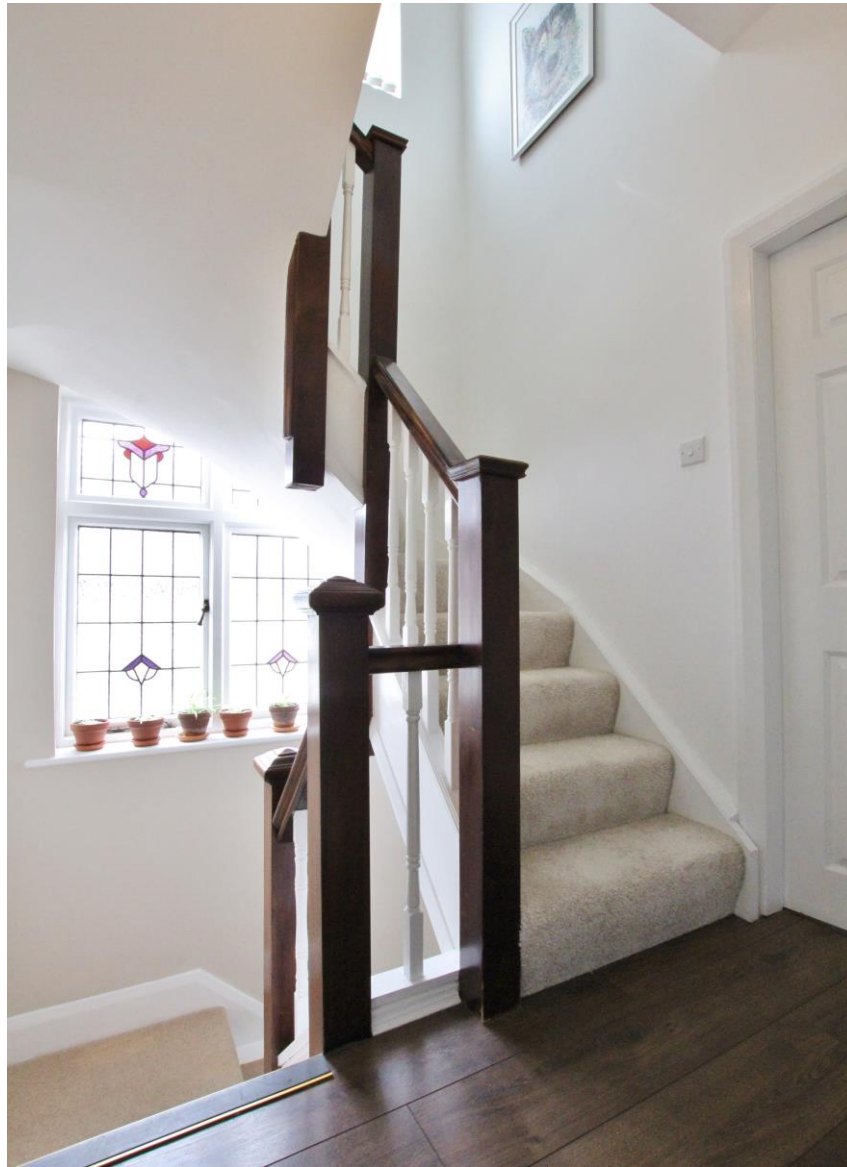


£500,000

















Description

Move Residential is delighted to showcase for sale this outstanding four bedroom extended semi detached family home situated on Rangemore Road in the ever desirable and popular suburb of Mossley Hill, L18. Boasting an attractive and substantial frontage with a smart cobbled driveway providing off road parking, the property greets you to an inviting entrance hallway with stunning Oak flooring that immediately sets the precedent for the remaining accommodation.

The front family sitting room is finished in a bold and tasteful decor with an impressive walk in bay window that floods the room in natural light and a feature fireplace that draws the eye. To the rear elevation, there is an expansive through lounge and diner which boasts impressive velux windows and a stylish design - providing the ultimate entertaining space for friends and family. At the heart of the home, there is a fabulous bespoke fitted kitchen which enjoys a range of high gloss wall and base units with complimenting Granite work tops, a variety of high specification integrated appliances and plentiful work surface space. Providing the finishing touches to the ground floor is a convenient downstairs WC.

As you ascend to the first floor, you will find two generously sized double bedrooms, a good sized single bedroom - currently utilised as a dressing room and also a contemporary style four piece family bathroom suite with a walk in double shower cubicle, a freestanding plunge bath tub and complimentary ceramics to the walls and floors. At the pinnacle of the property, to the second floor, there is a converted dormer loft room which provides the master bedroom that benefits from custom built fitted bedroom furniture and private en suite facilities.

Externally, to the rear elevation, there is a beautifully landscaped laid to lawn garden which is framed by a range of established greenery and colourful flowerbed borders. Showcasing an impressive patio area with Oak pergola, this outdoor space is perfect for entertaining any time of the year. There is also a contemporary summer house to the rear of the garden which offers additional living accommodation for the household to enjoy and offers a profusion of potential for many different uses.

The detached garage has been converted into a useable space with laminated flooring and electric supply. Further benefits to this show stopping home include double glazing, gas central heating and a monitored security alarm system.

Location

This is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of all sizes, as well as some apartments. Open green space includes the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a cafe, with Sefton and Greenbank Parks both close by in L17. Allerton Road is a thriving local high street which has retained a traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. A large Tesco store is located off Mather Avenue, with several Tesco Express in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and LA Fitness Centre. Schools include some of those considered Liverpool's best, the largest secondary school being Calderstones School. Transport links into and out of the City are excellent, with both Mossley Hill and West Allerton train stations providing regular services and main bus routes running through the area. Queens Drive connects the area to the rest of the City and both John Lennon Airport and the M62 can be reached by car in less than 15 minutes.

Entrance Hallway - Light Oak flooring with dark oak border, stairs to first floor, original windows to front and side aspect with coloured leaded glass design, meter cupboard, original picture rail, Victorian style radiator.

Lounge -15' 6" x 12' 6" (4.72m x 3.81m)

UPVC double glazed walk in bay window to front aspect, wood burner stove with feature surround, radiator, picture rail, coved ceiling, TV Aerial.

Reception Room Two -30' 10" x 11' 4" (9.39m x 3.45m)

Multi fuel burner stove with feature surround, Oak flooring, Victorian style radiator, coved ceiling, picture rail, open to dining area with atrium roof and Velux windows, double doors to rear aspect.

Kitchen - 15' 8" x 9' 9" (4.77m x 2.97m)

Range of high gloss wall and base units with complimenting Granite work surfaces, integrated oven, grill, hob and extractor, wine chiller, American style fridge freezer, two skylight windows, x2 UPVC windows to the side, recessed lighting, integrated dryer, tiled floor, UPVC double glazed window to rear.

WC - WC, wash basin.

First Floor Landing - Original coloured leaded light glass window to side aspect.

Bedroom One - 11' 3" x 10' 1" (3.43m x 3.07m)

Double glazed bay window to front aspect, picture rail, lighting, radiator.

Bedroom Two - 14' 6" x 11' 9" (4.42m x 3.58m)

Double glazed bay window to rear aspect, picture rail, fitted wardrobes, coved ceiling, laminated flooring, TV aerial.

Bedroom Three - Laminate flooring, double glazed bay window to the front, Tv aerial, picture rail, coved ceiling, radiator, fitted wardrobes.

Family Bathroom - 7' 7" x 8' 7" (2.31m x 2.61m)

Vanity unit with wash basin, low level WC, lighting, heated towel rail, double shower cubicle, tiled walls with complimenting floor tiles, free standing roll top bath.

Second Floor Landing - Double glazed window to the side.

Loft Bedroom Four - 17' 2" x 10' 9" (5.23m x 3.27m)

Fitted bedroom furniture including wardrobes, drawers and vanity dresser, radiator, built in wardrobe, skylight window to front and dormer window to rear, TV aerial and en suite shower room.

En Suite - Shower cubicle, low-level WC, tiled floor and part tiled walls, heated towel rail, vanity wash hand basin and extractor fan.

Rear Garden - Laid to lawn with mature plants, flowers and shrubs, concrete storage shed, raised tiled patio area with Oak gazebo that benefits from, electric supply and heater, Indian stone patio with open access to side area, wall lighting, open access to side aspect with double gates to front, x2 rear wall lights, x2 security lights.

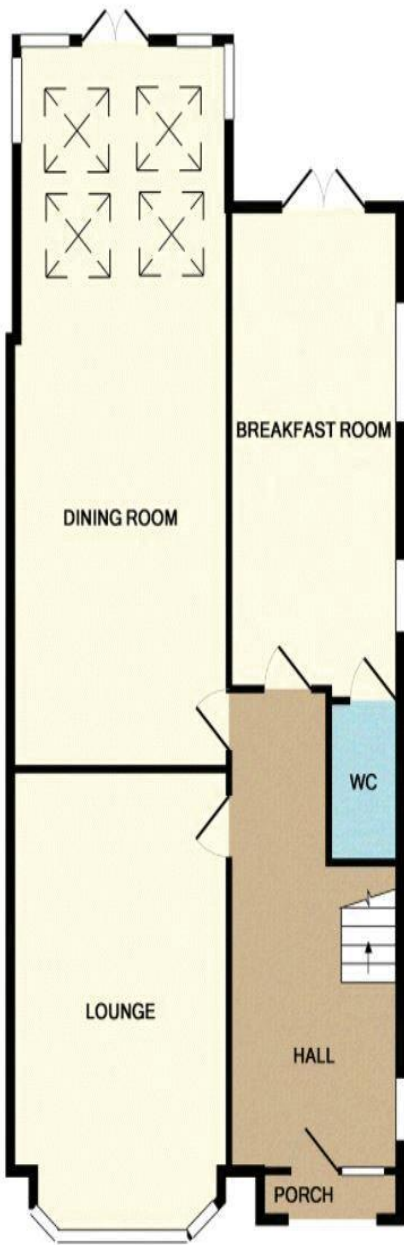
Garage - Having pitched roof, double glazed window, laminate flooring, ventilation system, TV point, recessed lighting, wall heater, loft access (boarded with reclining ladder and light)

Front Aspect - Cobbled driveway offering off road parking, small lawned garden with wall hedge perimeter, double gates leading to rear garden.

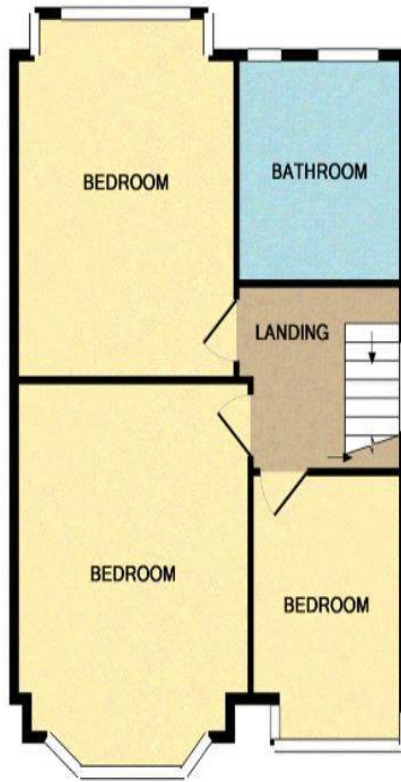
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

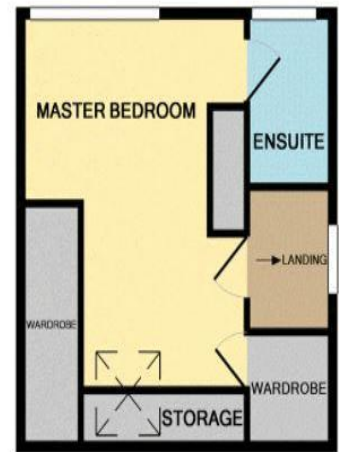
Floor Plan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.