



## North Mossley Hill Road, Mossley Hill, L18 8BP

- Fabulous Three Bedroom Mid Terrace Coach House
- Impressive Open Plan Kitchen with Integrated Appliances
- Three Generously Sized Double Bedrooms
- x2 Parking Spaces set behind Secure Electric Gates

- Set within Fabulous Grounds of Mossley Hill Mansion
- Stunning Open Plan Lounge Diner & Play Room
- Three Luxurious En Suites & Ground Floor WC
- Beautifully Maintained Communal Gardens

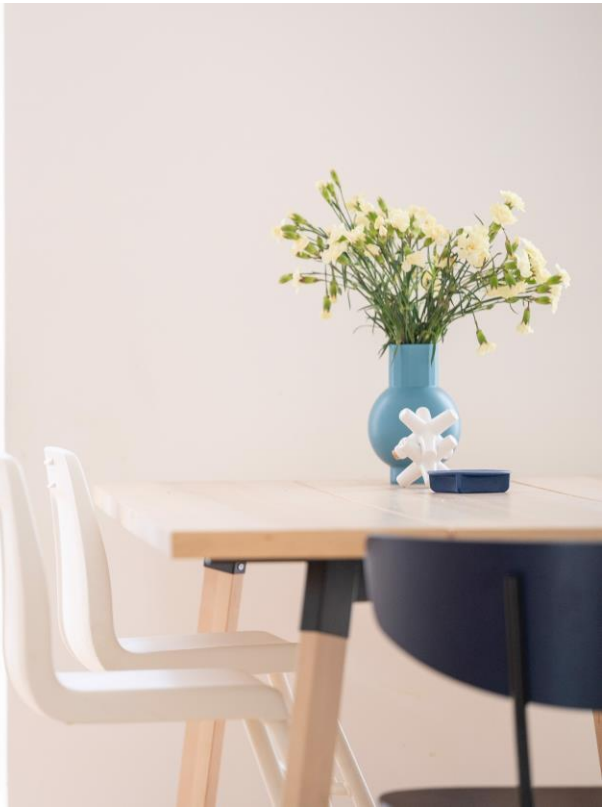


Offers in Excess of £425,000

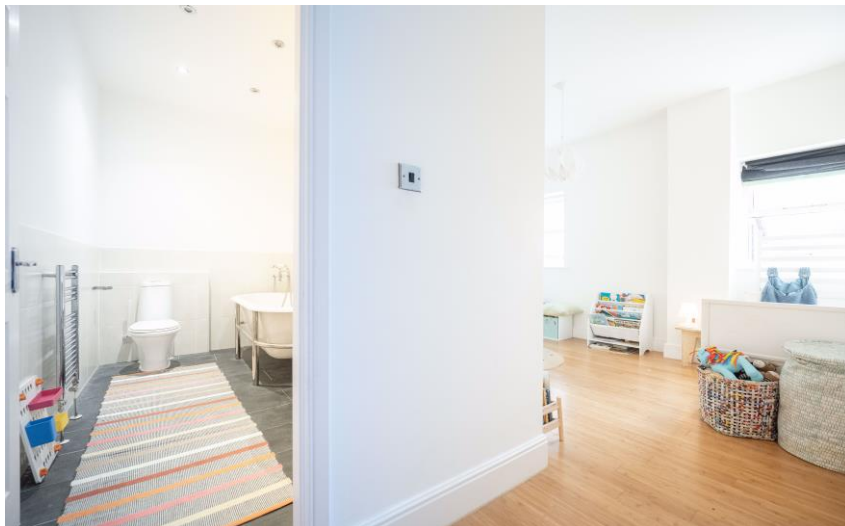






















## Description

Move Residential is pleased to offer for sale this lovely three bedroom mid terrace coach house, perfectly located on North Mossley Hill Road in the desirable L18 suburb. Set within the stunning grounds of 'Mossley Hill Mansions' the property boasts a wealth of charm and character, and is immaculately presented throughout. Accessed via a set of electric gates, the property sits within its own private area which enjoys a delightful courtyard space. Upon entering the property, you are greeted by a welcoming entrance hallway which guides you into a modern fitted kitchen which is complete with a range of bespoke wall and base units with complementing Granite work tops, a variety of integrated appliances and plentiful work surface space. Continuing to impress, there is a show stopping open plan lounge and diner which provides the perfect space for entertaining guests and family mealtimes. Bathed in natural light courtesy of the Velux windows and French patio doors that open out to the rear gardens, this spectacular room boasts wonderfully high ceilings and is finished in a clean and contemporary decor with solid wooden flooring. Completing the ground floor is a convenient downstairs WC and an additional smaller reception room which would be ideally used as a play room or study. As you ascend to the first floor, you will find three generously sized and very well presented double bedrooms - each individually styled and benefiting from private en suite facilities. Further benefits to the property include double glazing and gas central heating throughout.

## **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. 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 Hall** - Radiator, double glazed window to front aspect, wooden flooring, stairs to first floor.

**Downstairs WC** - Radiator, tiled floor, two piece suite.

**Kitchen** - 17' 1" x 10' 10" (5.21m x 3.31m)

UPVC double glazed sash windows to front aspect, solid wood flooring, radiator, range of wall and base units with Granite work surfaces, cupboard for combi boiler, extractor hood, Belfast sink, spotlights, integrated hob and oven.

**Open Plan Lounge diner** - 37' 3" x 16' 8" (11.36m x 5.09m)

UPVC double glazed French doors to rear garden, solid wood flooring, radiator.

**Study** - 9' 9" x 8' 2" (2.98m x 2.49m)

Solid wood flooring.

**Bedroom One** - 14' 11" x 17' 3" (4.55m x 5.25m)

Double glazed sash windows to rear aspect, radiator, wood style laminate flooring, door to:

**En Suite** - Three piece suite, towel rail, tiled floor, roll top bath, splash backs, spotlights.

**External** - Electric gate access to two parking bays, plant and shrub borders. Communal gardens - paved patio area, remainder mainly laid to lawn, plant and shrub borders.



**Ground Floor**

**First Floor**

Total floor area 178.7 sq.m. (1,924 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### 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.