



## Ingleton Road, Mossley Hill, Liverpool, L18 1HJ

- Three Bedroom Mid Terrace Property
- Inviting Family Lounge & Formal Dining Room
- Three Spacious Bedrooms
- Enclosed Yard to the Rear
- Popular Residential Location
- Modern Fitted Kitchen
- Family Bathroom Suite
- Double Glazing & Gas Central Heating



£250,000













## **Description**

A fantastic opportunity has arisen within the sales market to purchase this lovely three bedroom mid terrace property, located on Ingleton Road in the ever popular and desirable suburb of Mossley Hill, L18. In brief, the property comprises, a welcoming entrance hallway, a bright and spacious bay fronted family lounge, a secondary reception room ideal for formal dining and a modern fitted kitchen complete with integrated appliances and ample work surface space. As you ascend to the first floor, you will find two generously sized double bedrooms and a well-proportioned single bedroom. (The property was previously a two bedroom, but has been ergonomically re-configured, utilising the upstairs space and now providing three generously sized bedrooms.) Completing the interior of the home is a contemporary style four piece family bathroom suite. Externally, there is a delightful, enclosed courtyard to the rear elevation ideal for alfresco dining. 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 café, 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 Hall** - Door to the front, radiator, laminate flooring.

**Lounge** - 13' 3" x 10' 2" (4.04m x 3.10m)

Double glazed window, radiator, tv point.

**Dining Room** - 12' 0" x 10' 4" (3.65m x 3.15m)

Double glazed window to the rear, radiator, laminate flooring.

**Kitchen** - 8' 8" x 8' 5" (2.64m x 2.56m)

Fitted kitchen with wall and base units, work surfaces incorporating a one and a half bowl stainless steel sink and drainer, splash back, electric hob with cooker hood over, plumbing for washing machine, radiator, double glazed window to the side.

**Bedroom One** - 11' 3" x 7' 9" (3.43m x 2.36m)

Double glazed window, radiator.

**Bedroom Two** - 12' 2" x 8' 8" (3.71m x 2.64m)

Double glazed window to the rear, radiator.

**Bedroom Three** - 8' 0" x 6' 1" (2.44m x 1.85m)

Double glazed window, radiator.

**Bathroom** - Double glazed window to the side, radiator, bath, shower cubicle, wash hand basin in vanity unit, W.C, tiled walls and floor.

**Rear Courtyard** - Courtyard with gated access.

## Floor Plan



**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.