



## Menlove Avenue, Mossley Hill, Liverpool, L18 1LS

- Four Bedroom Double Fronted Semi Detached Property
- Two Beautiful Bay Fronted Reception Rooms & Morning Room
- Four Generously Sized & Well Presented Bedrooms
- Laid to Lawn Rear Garden
- Highly Desirable Residential Location
- Ground Floor Shower Room & Fitted Kitchen
- Four Piece Family Bathroom Suite
- Bursting with Charm & Character



Offers in Excess of £325,000





















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## **Description**

Located on Menlove Avenue in within the sought after and ever popular suburb of Mossley Hill, L18, is this charming four bedroom double fronted semi detached family home - welcomed to the sales market courtesy of appointed agents, Move Residential. Although the property is in need of some updating throughout, it offers a profusion of potential and is bursting with charm and character. This delightful home is ready and waiting for a lucky buyer to move right in and to put their own personal upon. Externally, the property boasts an attractive and imposing frontage, and internally comprises; a grand welcoming reception hallway, two bright and spacious bay fronted formal reception rooms - both showcasing wonderfully high and decorative ceilings, a morning room, a substantial fitted kitchen and a convenient ground floor wet room suite. To the first floor, you will find four generously sized and well proportioned bedrooms, a four piece family bathroom suite and a convenient store room. Externally, to the rear, there is a sizeable rear garden which enjoys a sunny aspect.

## **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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	62   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.