



## Archerfield Road, Mossley Hill, L18 7HS

- Fantastic Four Bedroom Detached Bungalow
- Spacious and Beautifully Presented
- Kitchen, Bathroom and Separate WC
- Garden Areas to Front, Rear and Side
- Located in Sought After Mossley Hill Area
- Entrance Hall, Through Lounge, Double Bedroom
- Dormer Floor Offering Three Double Bedrooms
- Driveway for Off Road Parking and Garage



Offers in Excess of £385,000













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## **Description**

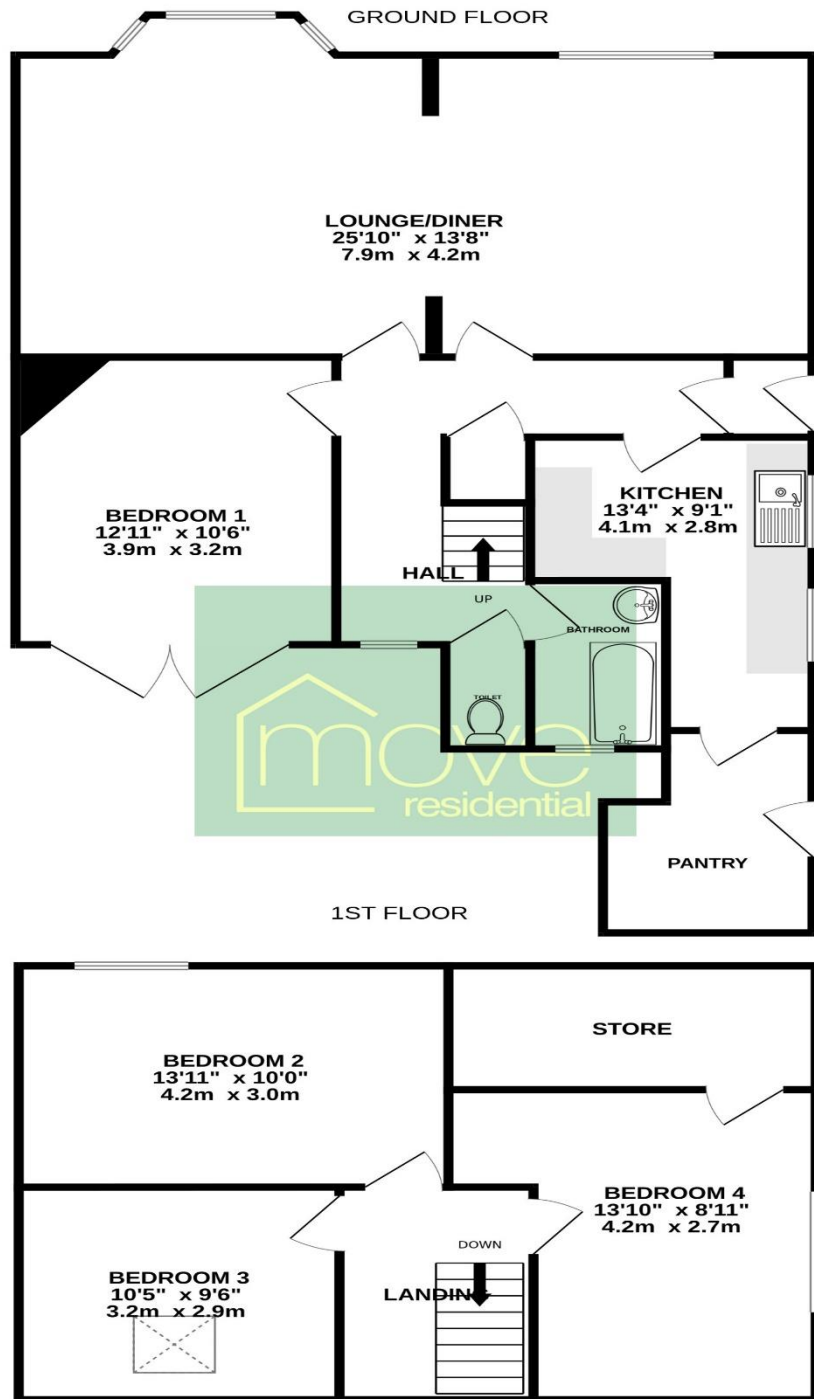
Located on Archerfield Road in the highly desirable area of Mossley Hill, L18, is this fantastic four bedroom semi detached dormer bungalow, proudly presented to the sales market by appointed agents Move Residential. Situated on an impressively generous corner plot, the property boasts an attractive frontage and spacious living accommodation throughout with impeccably presented interiors. Upon entering the property, you are greeted by an inviting entrance hall, which leads into a generously sized through lounge which feels both luxurious and welcoming, with a stunning feature fireplace at the centre drawing the eye. This follows onto the charming breakfast kitchen with attractive pastel base and wall units, along with complementary worktops offering an abundance of surface space. Leading off the kitchen is a convenient pantry for extra storage. The ground floor bedroom is currently in use as a delightfully presented second reception room with french doors out to the rear garden, bathing the room in natural light. Completing this level is the stunning bathroom suite with separate WC. Featuring stylish panelling and an elegant free standing claw foot bathtub, the bathroom exudes vintage charm. The dormer floor is home to three bright and spacious double bedrooms, and additional space within the eaves offers the potential for the installation of a second bathroom. Externally there are garden areas to the front and side of the property, as well as a lovely rear garden with an artificial lawn and decorative greenery borders, providing an idyllic setting for al fresco dining and entertaining. A driveway to the side accommodates for off road parking, and the property further benefits from a garage. This fabulous bungalow is sure to provide a wonderful home for a family looking to upsize in one of South Liverpool's most sought after locations.

## **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.



# Floor Plan



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 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.