



Elmbank Road, Mossley Hill, L18 1HR

- Four Bedroom Mid Terrace Property
- Well Maintained and Modern Throughout
- Four Spacious Double Bedrooms
- Enclosed Yard to Rear of the Property
- Located in Desirable Area of Mossley Hill
- Hallway, Lounge, Kitchen and Utility
- Contemporary Style Shower Room
- Fantastic Investment Opportunity

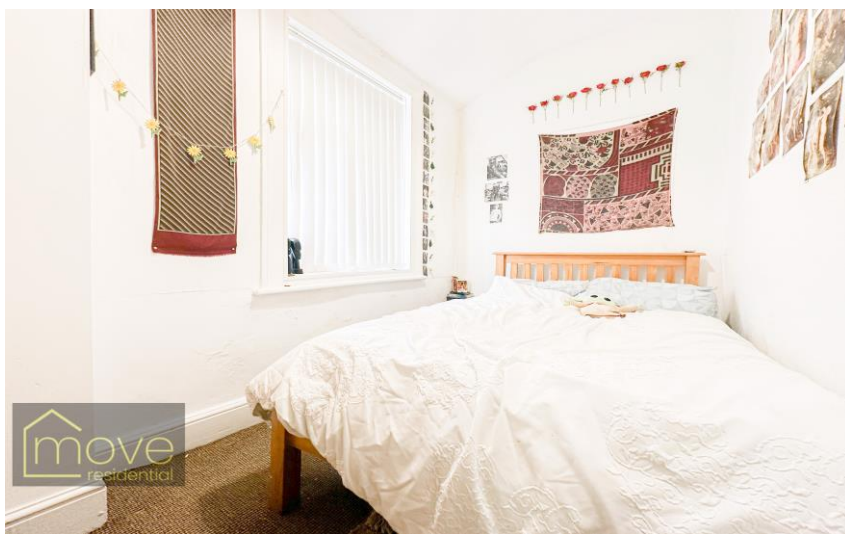


£275,000











Description

Move Residential are delighted to introduce to the sales market a fantastic investment opportunity to purchase this four bedroom mid terrace property, located on Elmbank Road in the sought after suburb of Mossley Hill, L18. Currently let out to four students until June 2025, this generously proportioned and well presented property is tailor-made for discerning investors and developers seeking a student property. The entrance hallway leads through to a bay fronted family reception room which is awash with natural light and boasts a feature fireplace. This follows onto the modern kitchen diner, featuring an array of fitted base and wall units as well as a breakfast bar, and the convenient separate utility room. Completing the ground floor is the first of four spacious double bedrooms, all maintained to a high standard. To the first floor you will find the three remaining bedrooms, along with an additional room currently in use as an office space, as well as a contemporary style shower room. Externally, the property further benefits from an enclosed courtyard to the rear, adding to its overall appeal

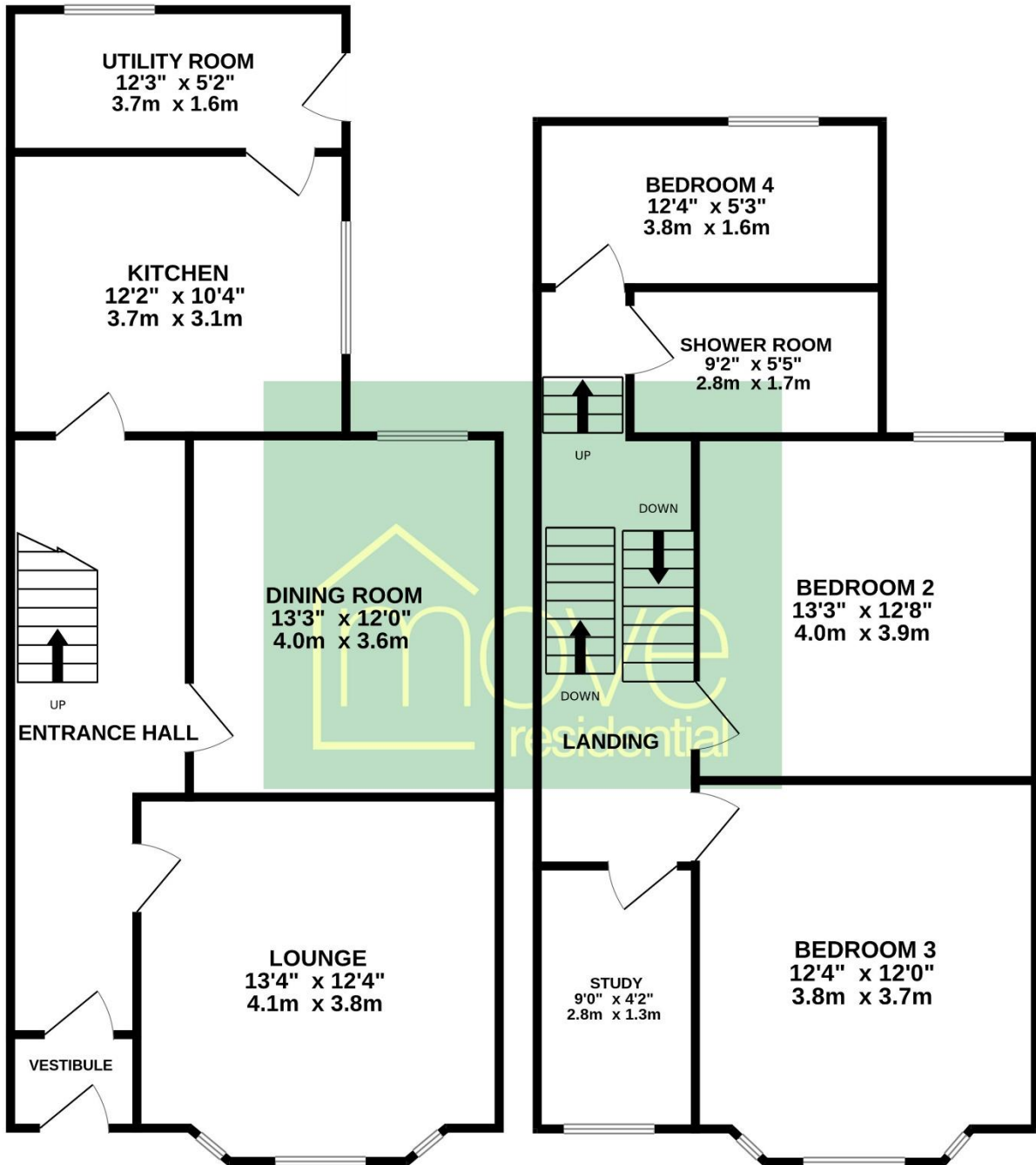
Location

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.

Floor Plan

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1294sq.ft. (120.2 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		
69-80	C		76 C
55-68	D	61 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.