



## Pitville Grove, Mossley Hill, L18 7LE

- One Bedroom Second Floor Apartment
- Well Maintained & Presented Throughout
- Kitchen With Fitted Wall and Base Units
- Three Piece Family Bathroom Suite
- Located in Desirable Area of Mossley Hill
- Entrance Hall, Bright and Spacious Lounge
- Generously Sized Double Bedroom
- Available with No Onward Chain



Offers Over £120,000



The logo for 'move residential' features a stylized house icon above the word 'move' in a lowercase, sans-serif font, with 'residential' in a smaller font below it.







## **Description**

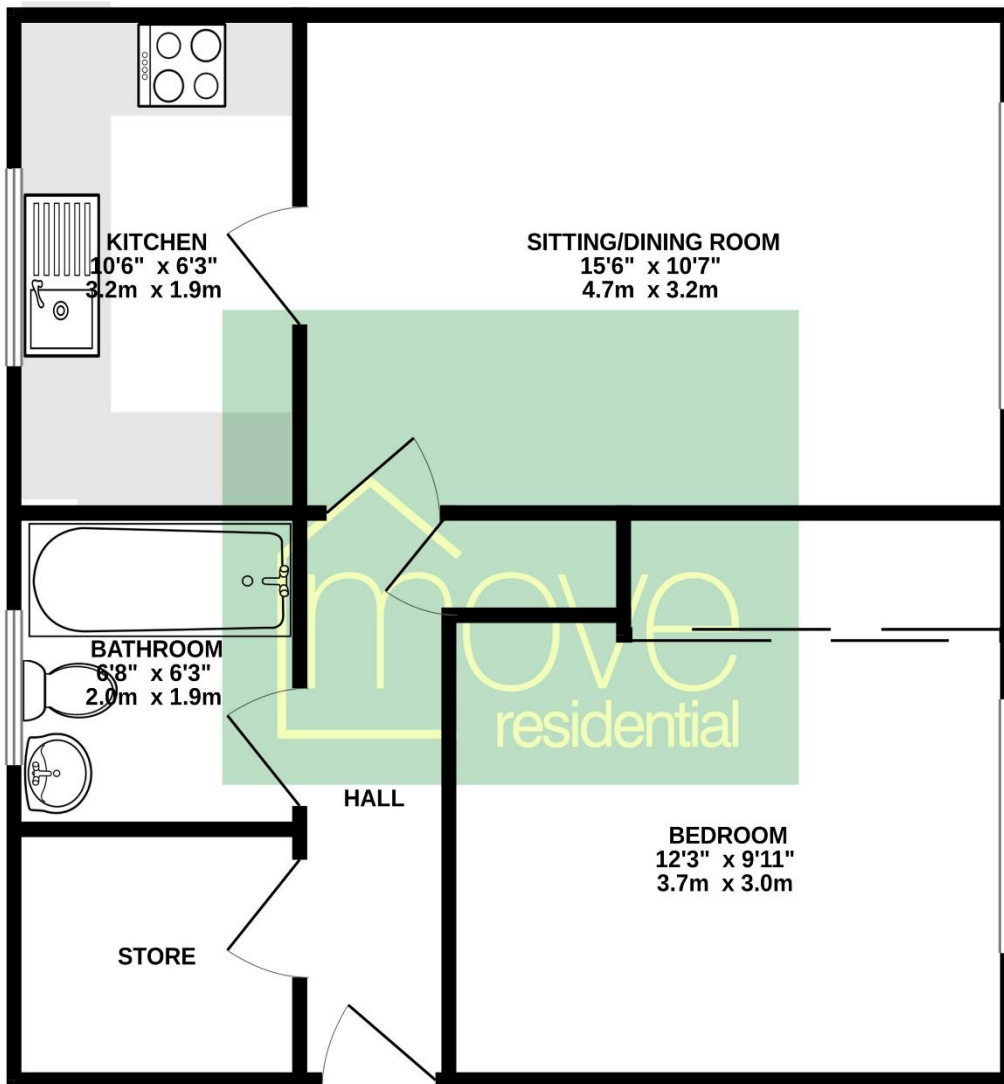
Located in the highly sought after neighbourhood of Mossley Hill, L18, is this brilliant one bedroom second floor apartment, situated on Pitville Grove. Proudly brought to the sales market by Move Residential, this delightful property is accessed via a secure and well maintained communal entrance. Upon entering the apartment, you are greeted by an inviting entrance hall, leading through to a welcoming and spacious lounge area, flooded with natural light courtesy of large windows to both the front and rear of the room. Boasting a neutral décor and wood style flooring, with ample room for a dining table, this provides an attractive and versatile living space. The kitchen features a range of fitted wall and base units and plentiful work surface space. Completing the accommodation is a well presented and generously sized double bedroom along with a three piece family bathroom suite. The property further benefits from a lovely communal garden which residents can enjoy access to. Available with no onward chain, this is an opportunity not to be missed for first time buyers or investors.

## **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

510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 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	76 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.