



## Booker Avenue, Mossley Hill, L18 7HE

- Spectacular Three Bedroom Semi Detached Home
- Exceptionally Spacious & Immaculately Presented
- Stunning Extended Kitchen Diner with Fitted Units
- Luxurious Four Piece Bathroom Suite & Separate WC
- Located in the Ever-Desirable Area of Mossley Hill
- Entrance Hall & Two Welcoming Reception Rooms
- Three Bright & Generously Sized Double Bedrooms
- Fantastic Rear Garden, Driveway & Detached Garage



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## **Description**

Enjoying a prime position on Booker Avenue, one of South Liverpool's most sought after roads, in the ever desirable area of Mossley Hill, L18, is this spectacular three bedroom semi detached home, proudly presented to the sales market by appointed agents Move Residential. The property is vast in size, offering exceptionally generous and immaculately presented living proportions within, promising to be an incomparable and enviable future residence for a family looking for their forever home. A grand entrance hall makes an impactful first impression setting a precedence for the accommodation to follow, leading into the first of two spacious and welcoming reception rooms, both boasting eye-catching feature fireplaces. The front lounge is awash with natural light courtesy of the large bay window, and the rear sitting room enjoys french doors which offer views and access out to the rear garden, illuminating the space in daylight. Concluding the ground floor is a stunning extended kitchen diner that is sure to impress, complete with stylish fitted units, complementary worktops offering plentiful surface space, and sleek integrated appliances. There is ample room for a substantial dining table, presenting the perfect setting for enjoying family mealtimes and entertaining guests. Ascending to the first floor, the property continues to impress, offering three generously sized and immaculately presented double bedrooms, all finished to a high standard, with the master bedroom enjoying a bay window. Completing the interior of this home is an extended luxurious four-piece family bathroom suite, featuring a walk in shower unit and spectacular feature bath tub, along with a convenient separate WC. The property is further enhanced by a fantastic garden to the rear, consisting of a large smartly flagged patio area ideal for al-fresco dining and entertaining, along with a neatly maintained expansive lawn, this is the ultimate outdoor space for the whole household to enjoy, benefitting from not being over-looked. To the front, a substantial driveway provides off road parking, and a detached garage accommodates additional storage space. A viewing is highly recommended to fully appreciate the high quality finishes and spacious proportions that this fabulous home has to offer.

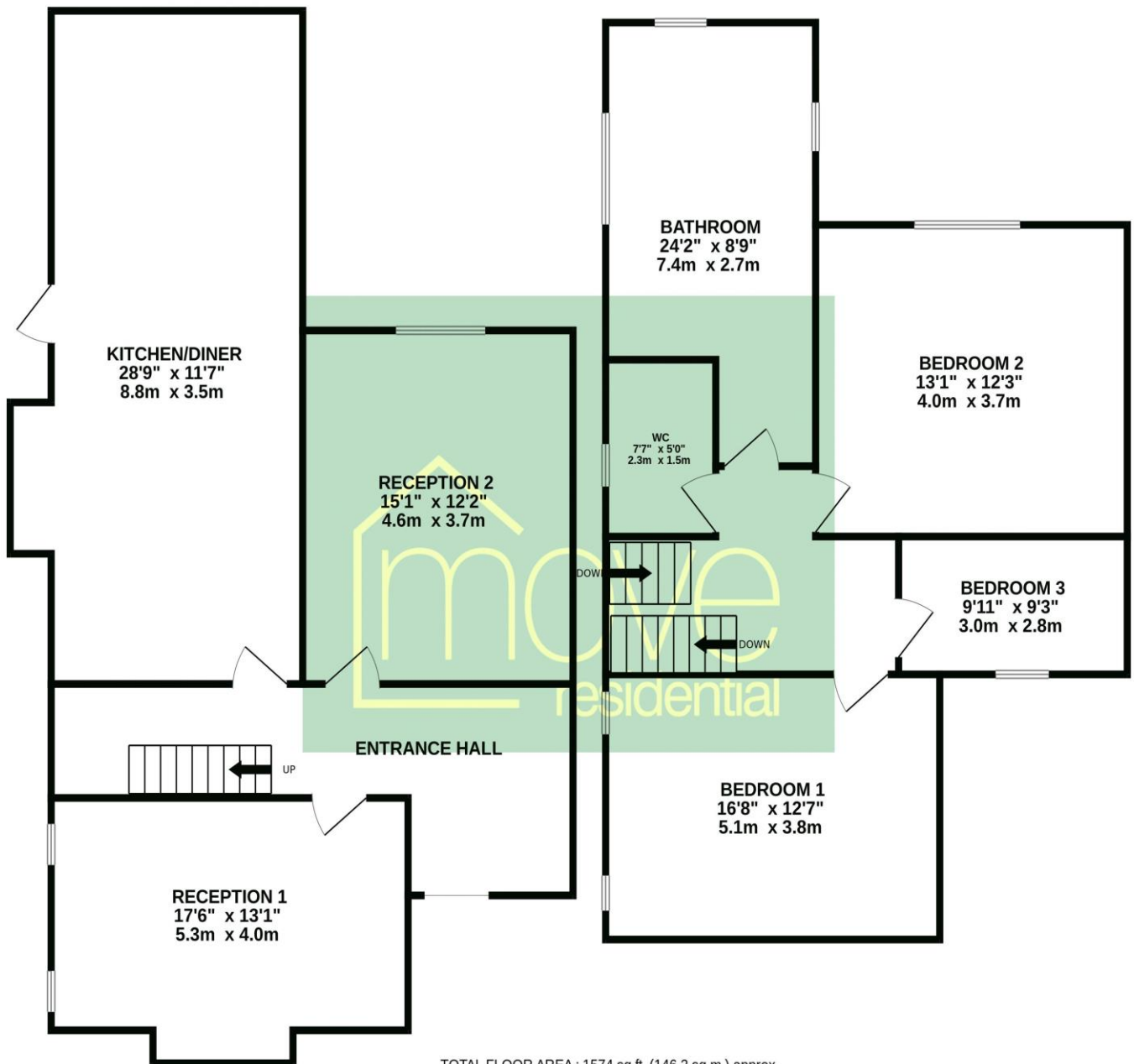
## **Location**

Allerton 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 nearby 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a café. The newly established Mossley Hill Co-operative store is also close by and Allerton Tesco superstore (on Mather Avenue) is one mile distant. Beyond the superstore is the thriving Allerton Road 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. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and Sports Direct Gym. Schools in the surrounding areas include some of the city's best, including The Bluecoat, Liverpool College and St Hilda's and primary schools including Booker Avenue, Gilmour Infant School and St Austin's. Transport links into and out of the City are excellent, with South Parkway train station and transport hub close by giving easy commuting access to both Liverpool City Centre, Manchester and beyond. Nearby Mather Avenue is a principal bus route with very frequent direct services to both the City Centre and John Lennon Airport. Knightswood Court is particularly well placed for access to both John Lennon Airport and the M62.

# Floor Plan

GROUND FLOOR  
854 sq.ft. (79.4 sq.m.) approx.

1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 1574 sq.ft. (146.2 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		80 C
55-68	D		
39-54	E	41 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.