



## Garthdale Road, Mossley Hill, L18 5HW

- Three Bedroom Semi Detached Property
- Well Maintained - Bursting with Potential
- Substantial Kitchen Featuring Fitted Units
- Tiled Shower Room with Separate WC
- Located in Desirable Area of Mossley Hill
- Entrance Hall and Two Reception Rooms
- Two Double Bedrooms and Single Room
- Lovely Rear Garden and Off Road Parking



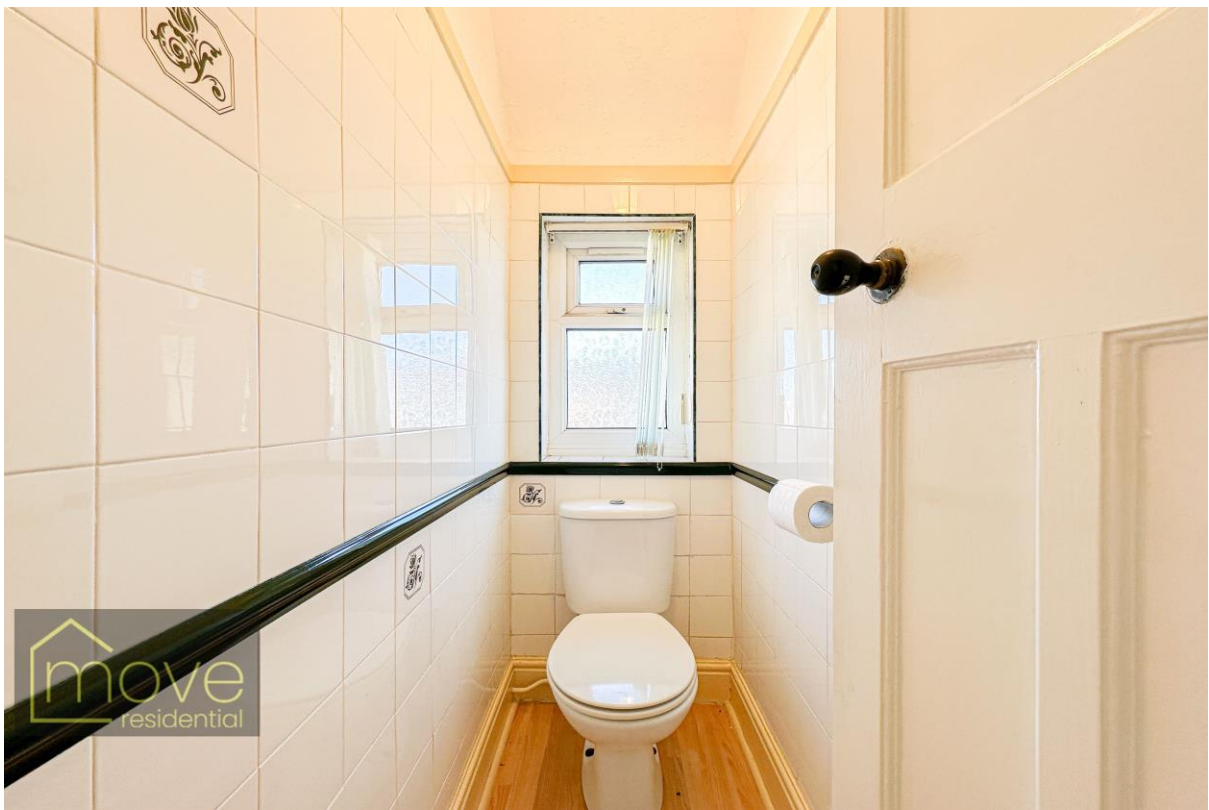
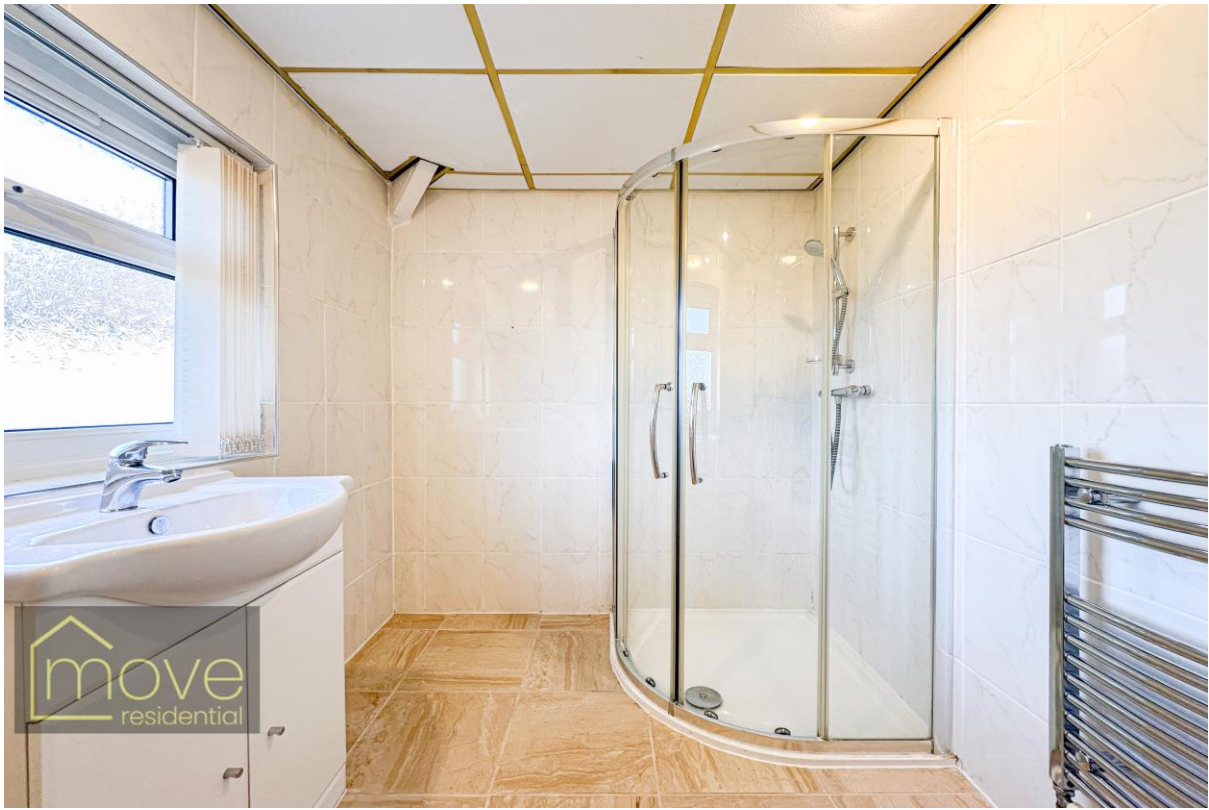
£375,000













## **Description**

Move Residential are delighted to introduce to the sales market this promising three bedroom semi detached property located on Garthdale Road, in the ever-desirable area of Mossley Hill, L18. The property occupies a generous corner plot, offering spacious and well-maintained accommodation. In need of modernisation throughout, this charming home is bursting with potential, ready and waiting to be purchased by a lucky buyer looking to put their own stamp on a property. Upon entering this home, you are greeted by an inviting entrance hall that guides you through to the first of two generously sized reception rooms, the front lounge benefitting from a large bay window that floods the space with natural light. There is a substantial kitchen that with some updating is certain to become an ideal space for enjoying family mealtimes. To the first floor, there are two spacious double bedrooms and a well proportioned single bedroom, each receiving plenty of natural light, with the master bedroom enjoying a bay window. Completing the interior of the property is a tiled shower room and a convenient separate WC. Externally, the property benefits from a lovely rear garden made up of a neatly maintained lawn and patio area, presenting an idyllic spot for al-fresco dining, and enjoying the sun in the warmer months. To the front is a driveway providing off road parking. This is an opportunity not to be missed for those seeking a home that they can tailor to their own tastes.

## **Location**

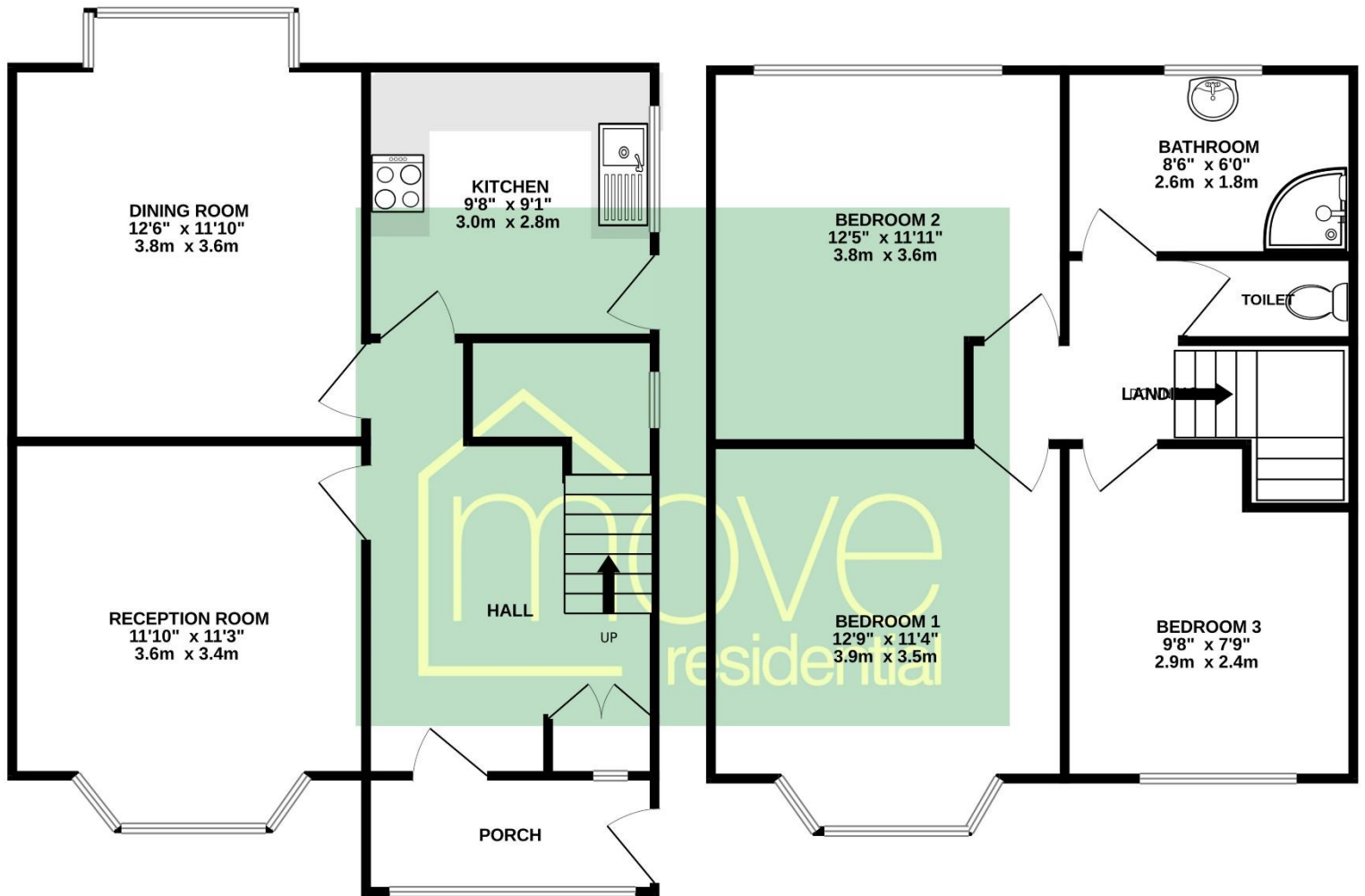
This is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of 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

GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.

1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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	66 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.