



## Hollybank House, Mossley Hill, L18 2EP

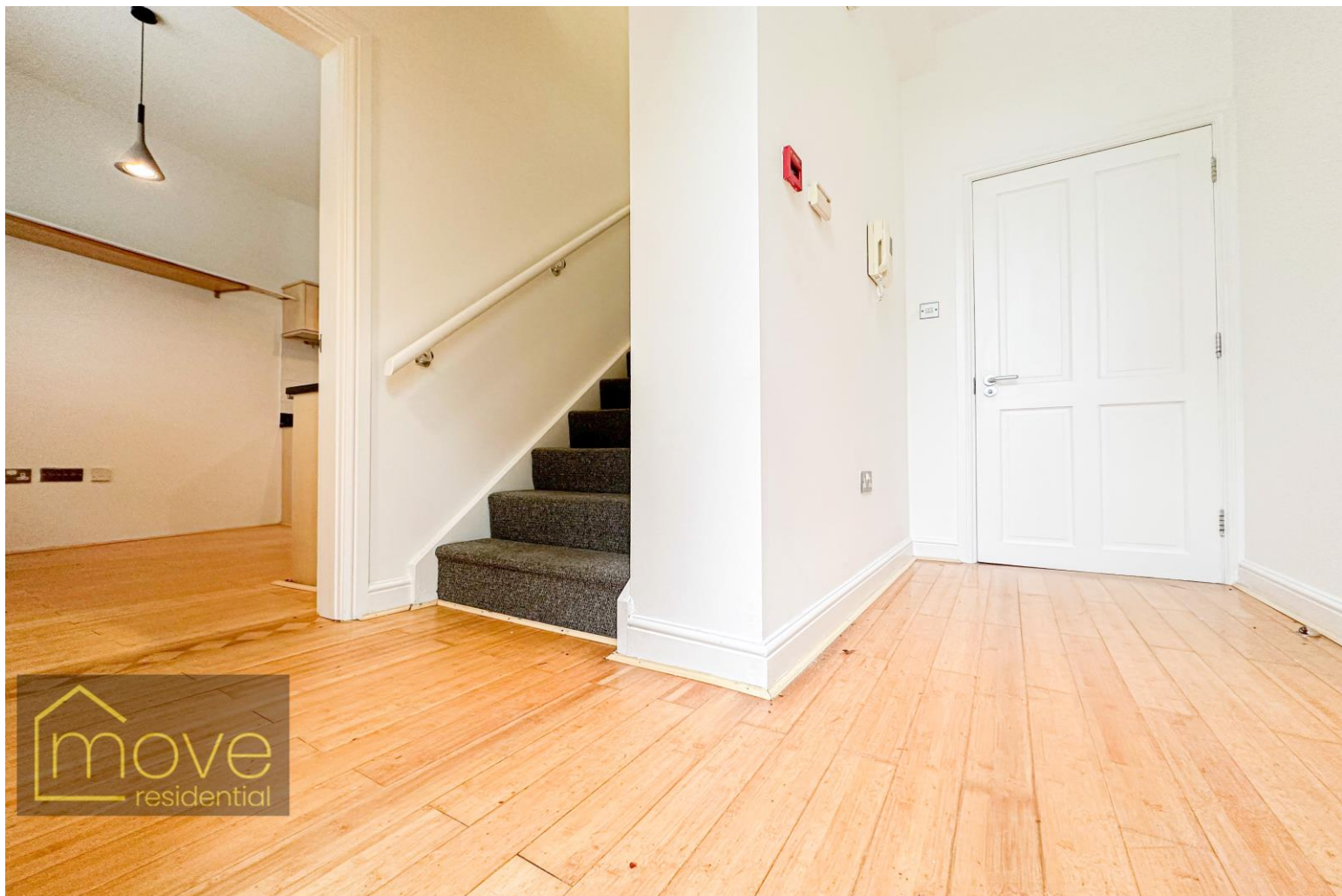
- Charming Three Bedroom Mews Style Property
- Spacious & Beautifully Presented Throughout
- Modern Fitted Kitchen Diner, Utility Room & WC
- Ensuite To Master & Three Piece Bathroom Suite
- Desirable Development Situated in Mossley Hill
- Entrance Hall, Bright & Welcoming Living Room
- Three Generously Proportioned Double Bedrooms
- Communal Gardens & Two Allocated Parking Spaces



Offers in Excess of £400,000























## **Description**

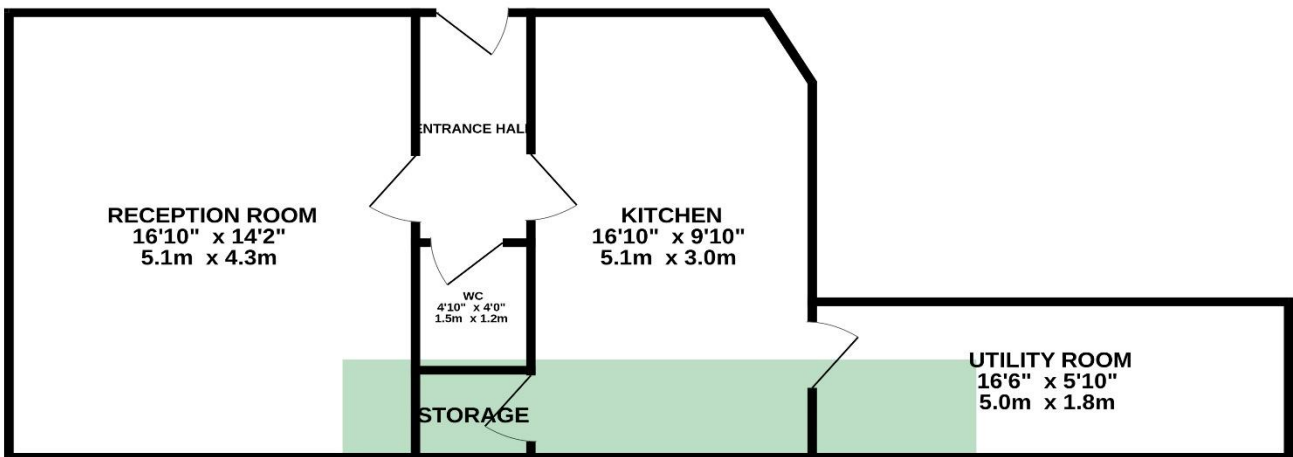
Set within Hollybank House, a stunning Victorian period mansion situated on Green Lane in the highly sought after suburb of Calderstones, L18, is this charming three bedroom mews house, welcomed to the sales market courtesy of appointed agents, Move Residential. Accessed via a secure electric gate which leads to a sweeping cobbled driveway, the property offers spacious and beautifully presented accommodation throughout, promising to provide an enviable future home for a lucky buyer. You are greeted into the home by an inviting entrance hall which guides you into a bright and spacious lounge finished in a neutral tasteful décor, boasting an eye-catching fireplace at the heart of the room and quality bamboo flooring, which features throughout the property. Following this is a generously sized kitchen diner, complete with a range of modern fitted base and wall units, plentiful worktop space, integrated appliances, and a walk-in pantry. With ample room to accommodate a dining table, this offers an ideal space for sociable living and enjoying mealtimes. Concluding the ground floor is a utility room, complete with additional fitted units, complementing worktops and a sink, along with with a convenient separate WC. Futhermore there is a private passage and storage area leading from the rear doors into the communal gardens, which could potentially be gated off. Ascending to the first floor, the high quality continues through to the sleeping accommodation which consists of three generously sized double bedrooms, all finished to an excellent standard and receiving an abundance of natural light, courtesy of large sash windows. The master bedroom enjoys the added luxury of a private contemporary style ensuite shower room, and completing the interior of the property is a luxurious three-piece family bathroom suite featuring complementary ceramics to the walls and floor. Externally, residents of the desirable Hollybank House can enjoy access to the beautifully manicured and well kempt communal gardens, comprising of both a lawn and patio area, providing a serene spot to enjoy the sun in the warmer months. Additionally, the property further benefits from two allocated parking spaces.

## **Location**

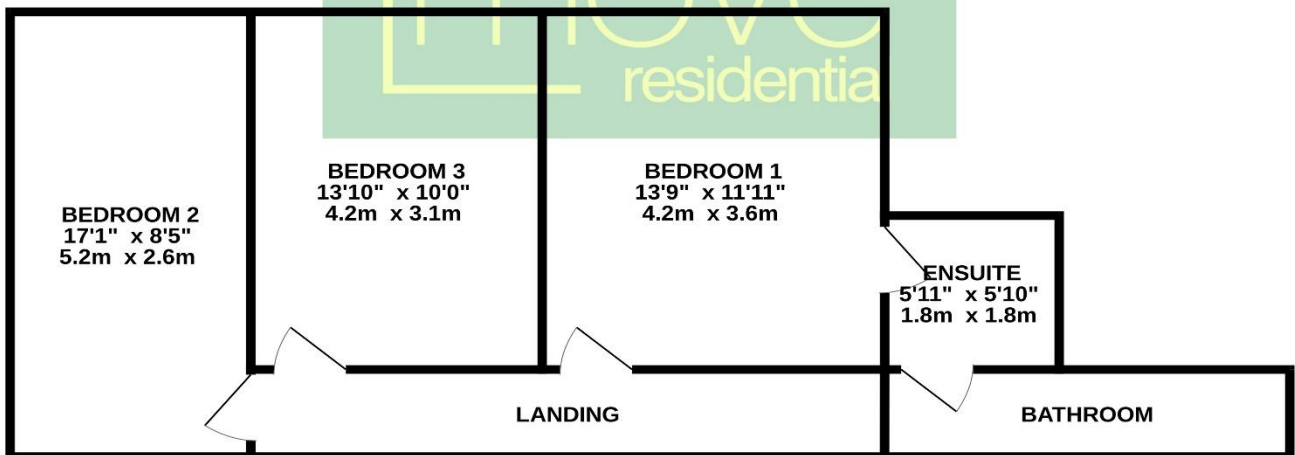
This is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of 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**  
563 sq.ft. (52.3 sq.m.) approx.



**1ST FLOOR**  
591 sq.ft. (54.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1153 sq.ft. (107.2 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		
55-68	D		65 D
39-54	E	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.