



## Avonmore Avenue, Mossley Hill, L18 8AL

- Stunning Three Bedroom Mid Terrace Property
- Re-Furnished to Highest Standard Throughout
- Impressive Modern Open Plan Kitchen Diner
- Contemporary Three-Piece Bathroom Suite
- Located in Sought-After Area of Mossley Hill
- Entrance Hall & Welcoming Reception Room
- Two Generous Double Bedrooms & Single
- Well-Maintained Enclosed Yard to the Rear



£300,000



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. The entire logo is set against a dark grey rectangular background.

















## **Description**

Move Residential are thrilled to offer for sale this stunning three bedroom mid terrace home located on Avonmore Avenue in the ever desirable area of Mossley Hill, L18. The property has been fully re-furbished to an exceptional standard throughout, offering generous and immaculately presented living proportions, promising to make a fabulous future home for a very lucky buyer. You are greeted into the property by an inviting entrance hall, boasting an attractive wood-style laminate flooring that features throughout the ground floor, which leads through to a bright and spacious front reception room. Awash with natural light courtesy of the bay window, and finished in a neutral tasteful décor, this presents a welcoming space to relax with family and friends. This is followed by a striking open plan kitchen diner that is certain to impress. The kitchen has evidently been designed to the highest specifications, complete with a range of stylish fitted units, complementary marble pattern worktops providing offering plentiful surface space, and sleek integrated appliances. The beautifully presented dining space has a bright and airy feel and offers ample room for a substantial dining table, providing the perfect setting for enjoying mealtimes and entertaining guests. Continuing to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, all finished to an excellent standard with plush carpeting, and receiving plenty of natural light. The master bedroom further enjoys a stunning feature fireplace and eye-catching panelling to the walls. Completing the interior of the property is a contemporary style three-piece family bathroom suite, featuring stylish marble patterned wall décor. Externally, the property further benefits from a well-maintained enclosed yard to the rear, providing the perfect spot for al-fresco dining and enjoying the sun during the warmer months.

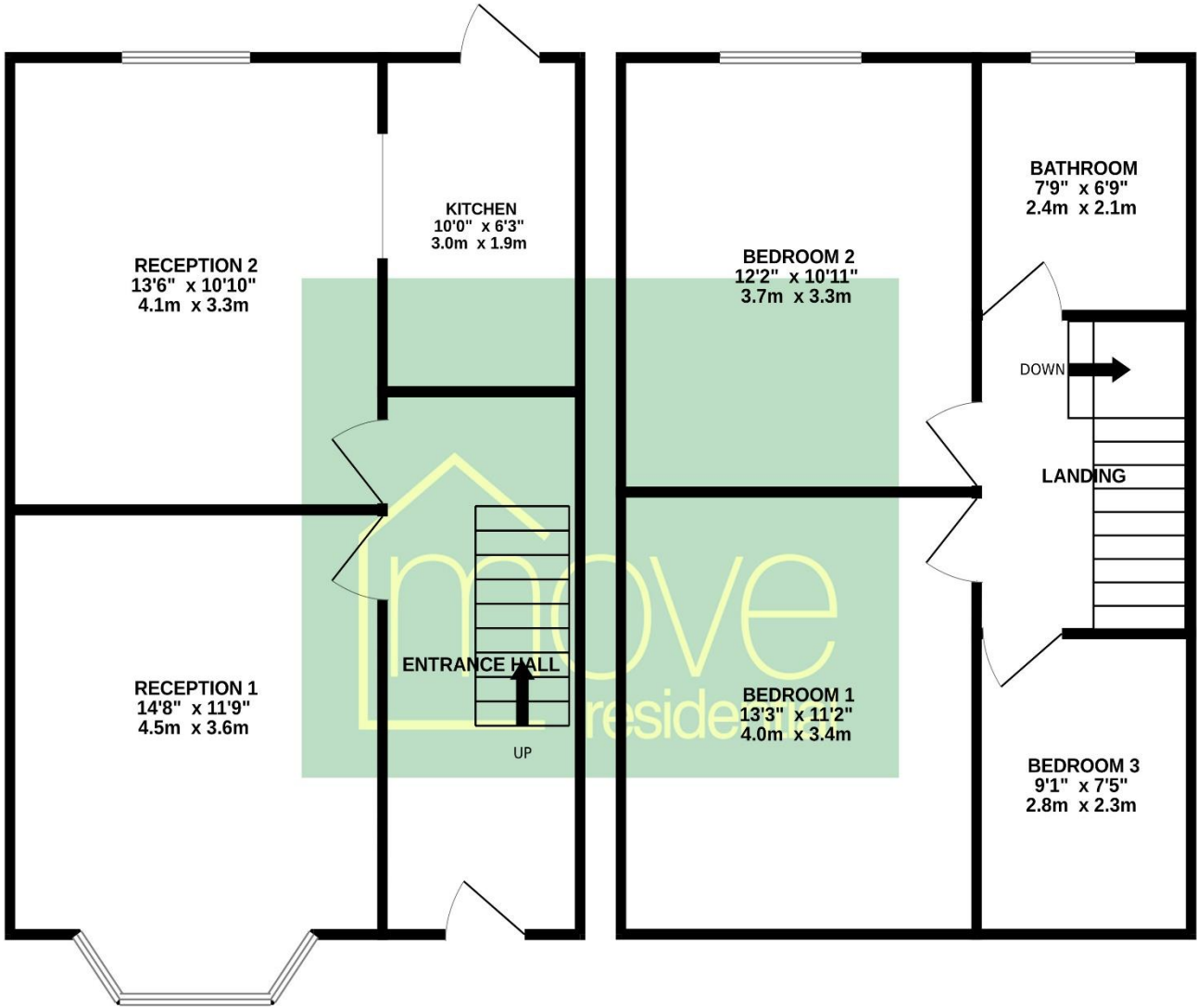
## **Location**

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**  
483 sq.ft. (44.9 sq.m.) approx.

**1ST FLOOR**  
471 sq.ft. (43.8 sq.m.) approx.



**TOTAL FLOOR AREA : 954 sq.ft. (88.6 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		86 B
69-80	C		
55-68	D		
39-54	E	49 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.