



Pitville Avenue, Mossley Hill, L18 7JF

- Delightful Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Extended Second Reception Room & Fitted Kitchen
- Contemporary Style Three Piece Family Bathroom
- Located in Highly Sought-After Area of Mossley Hill
- Inviting Entrance Hall & Welcoming Family Lounge
- Two Substantial Double Bedrooms & Single Room
- Lovely Rear Garden & Driveway for Two Vehicles



Offers in Excess of £330,000













Description

Move Residential are delighted to showcase for sale this delightful three bedroom extended semi detached home, enjoying a prime location on Pitville Avenue in the heart of the ever sought-after desirable suburb of Mossley Hill, L18. Available with no onward chain, this property offers generous and beautifully presented living proportions throughout, promising to make a fantastic future home for a very lucky family. An inviting entrance hall greets you into the residence, leading though to a bay fronted family lounge awash with natural light and finished in a tasteful décor, presenting a welcoming space to relax with family and friends. The second reception room flows seamlessly into a modern kitchen, both which have been extended to offer the ultimate sociable space for enjoying family mealtimes and entertaining guests. The kitchen is complete with an array of fitted base and wall units and complementary worktops offering plentiful worktop space, along with sleek integrated appliances and a dedicated utility area. There is ample room for a dining table ideally positioned in front of bifold doors which offer views and access out to the rear garden, flooding the room with daylight. The first floor offers two substantial double bedrooms and a well-proportioned single room, all finished to a high standard and receiving plenty of natural light, with the master bedroom enjoying a bay window. Completing the interior off the property is a contemporary style three-piece family bathroom suite. Externally, this property benefits from a lovely rear garden, made up of a large lawn perfect for outdoor recreational activities, and a decked patio area providing an idyllic spot for al-fresco dining. To the front, a sizable smartly flagged driveway offers ample off-road parking.

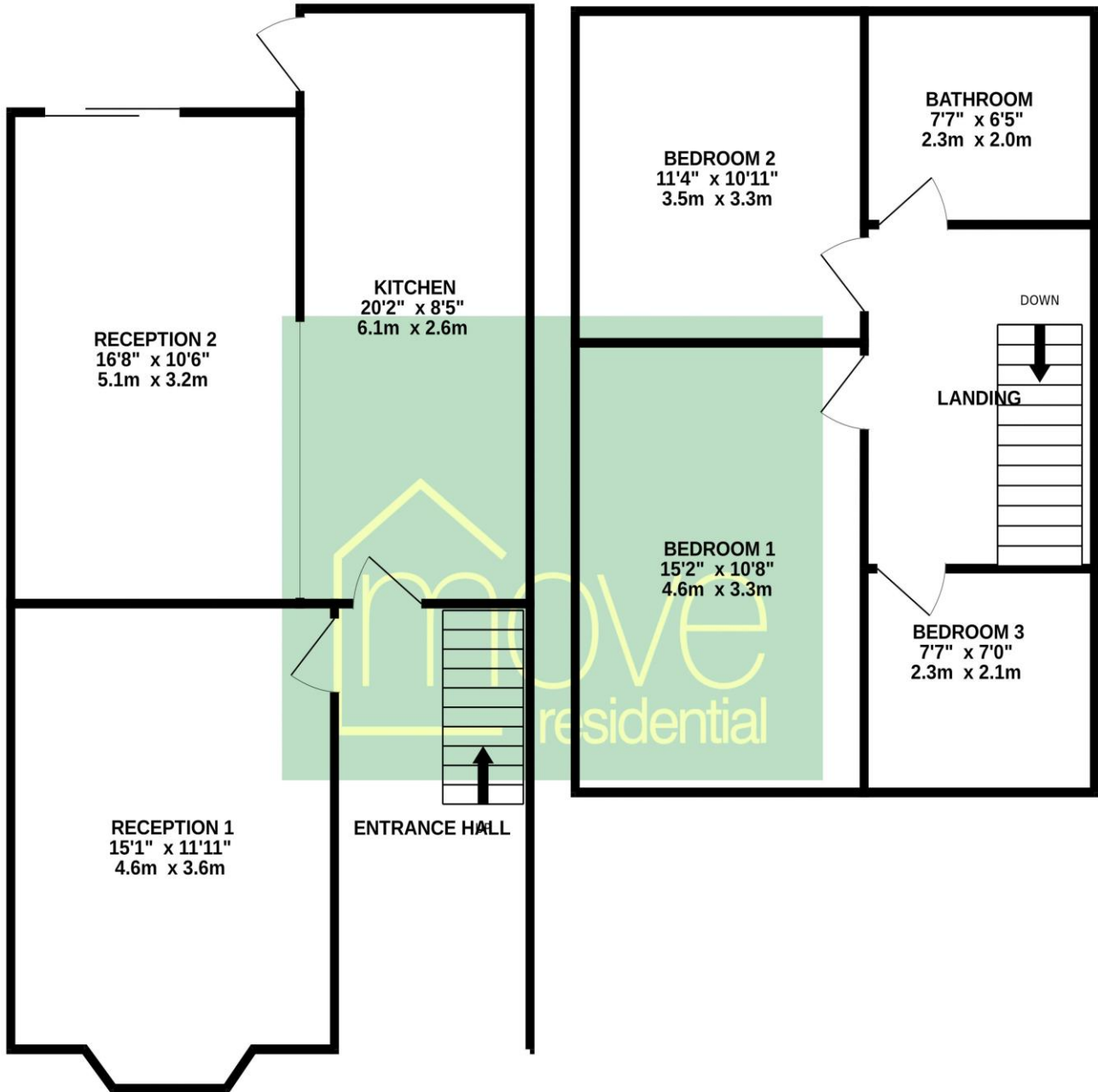
Location

This area is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. 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, including Bluecoat, King David & Calderstones. 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
640 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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		85 B
69-80	C	71 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.