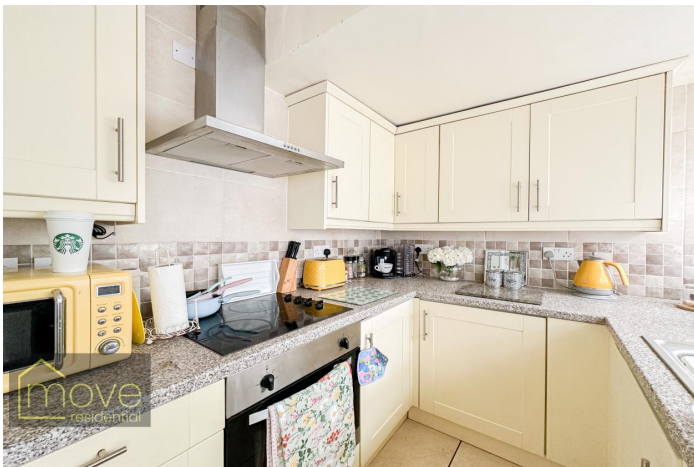


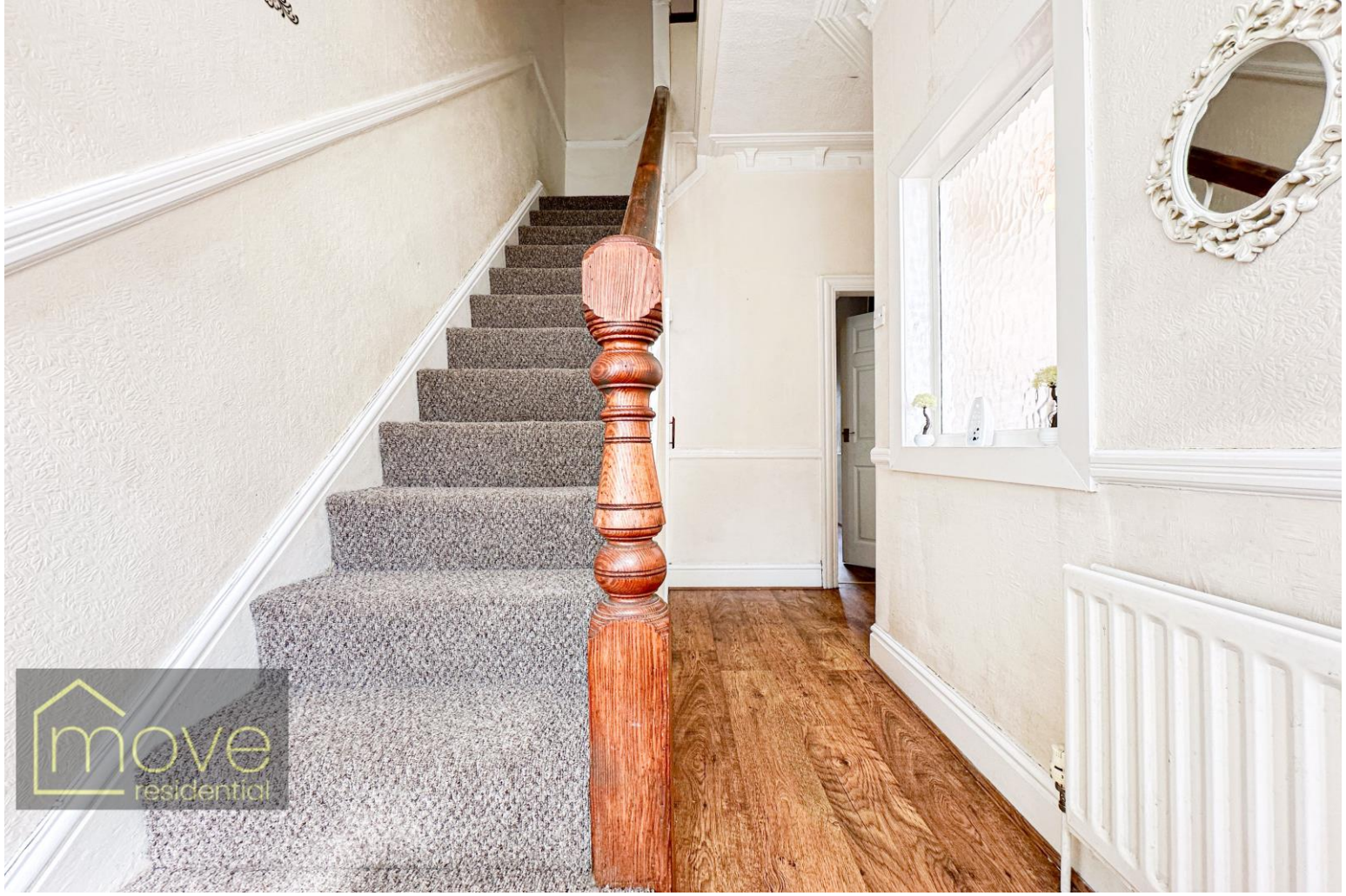


Addingham Road, Mossley Hill, L18 2EN

- Delightful Three Bedroom Terrace Home
- Spacious & Well-Presented Throughout
- Generously Sized Fitted Kitchen Diner
- Contemporary Three-Piece Bathroom
- Prime Location in Desirable Mossley Hill
- Entrance Hall & Two Reception Rooms
- Two Double Bedrooms & Single Room
- Beautifully Maintained Yard to the Rear

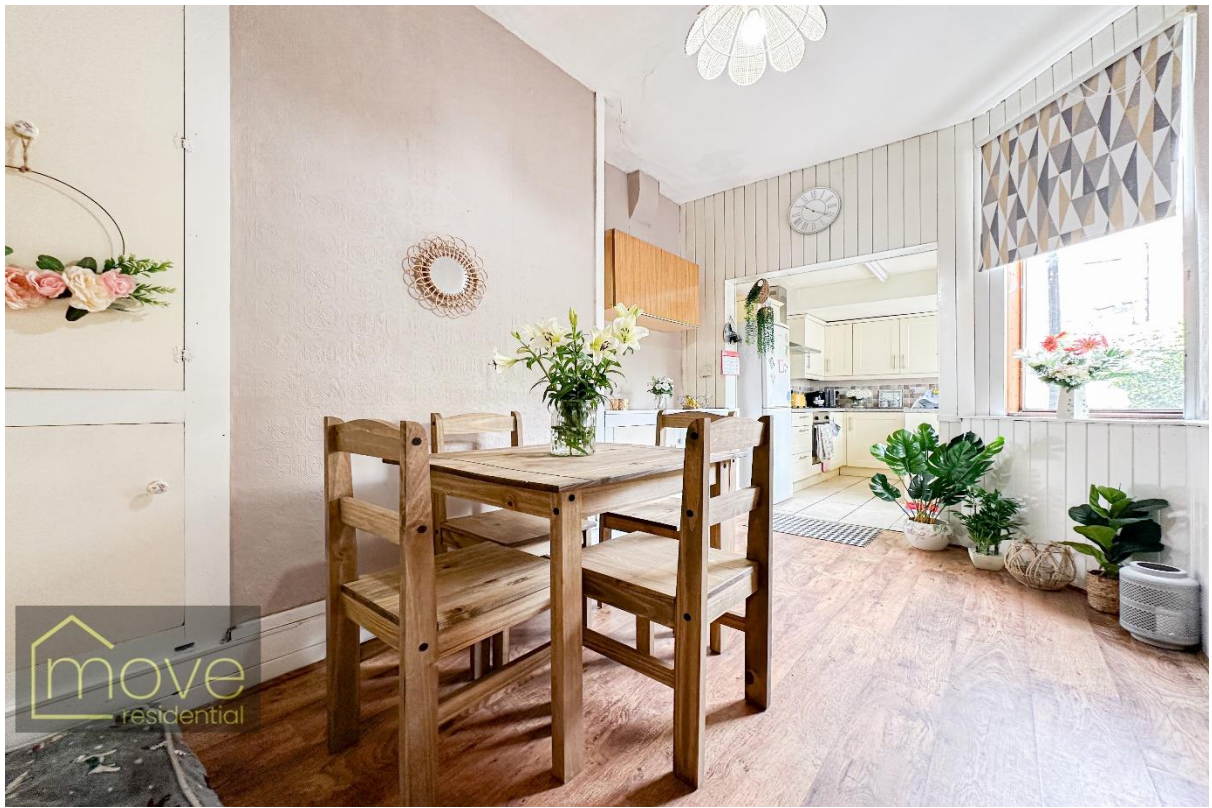


£320,000



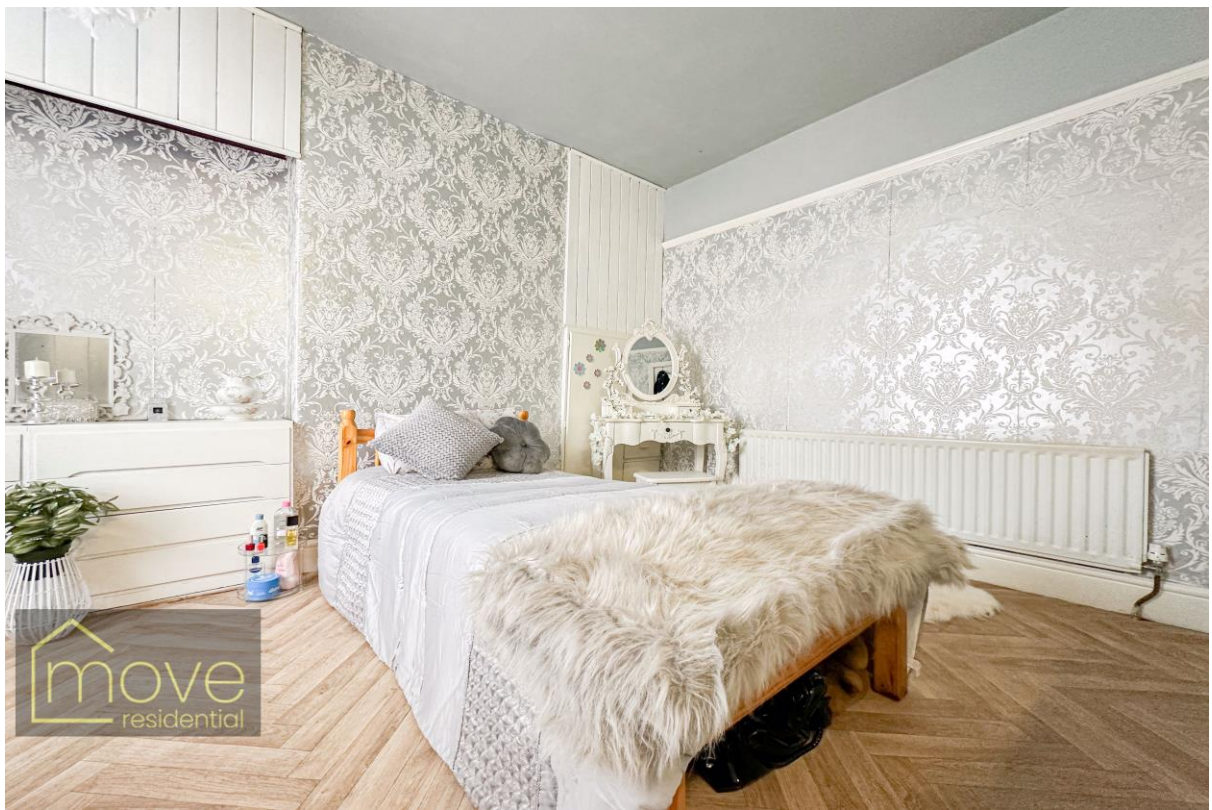
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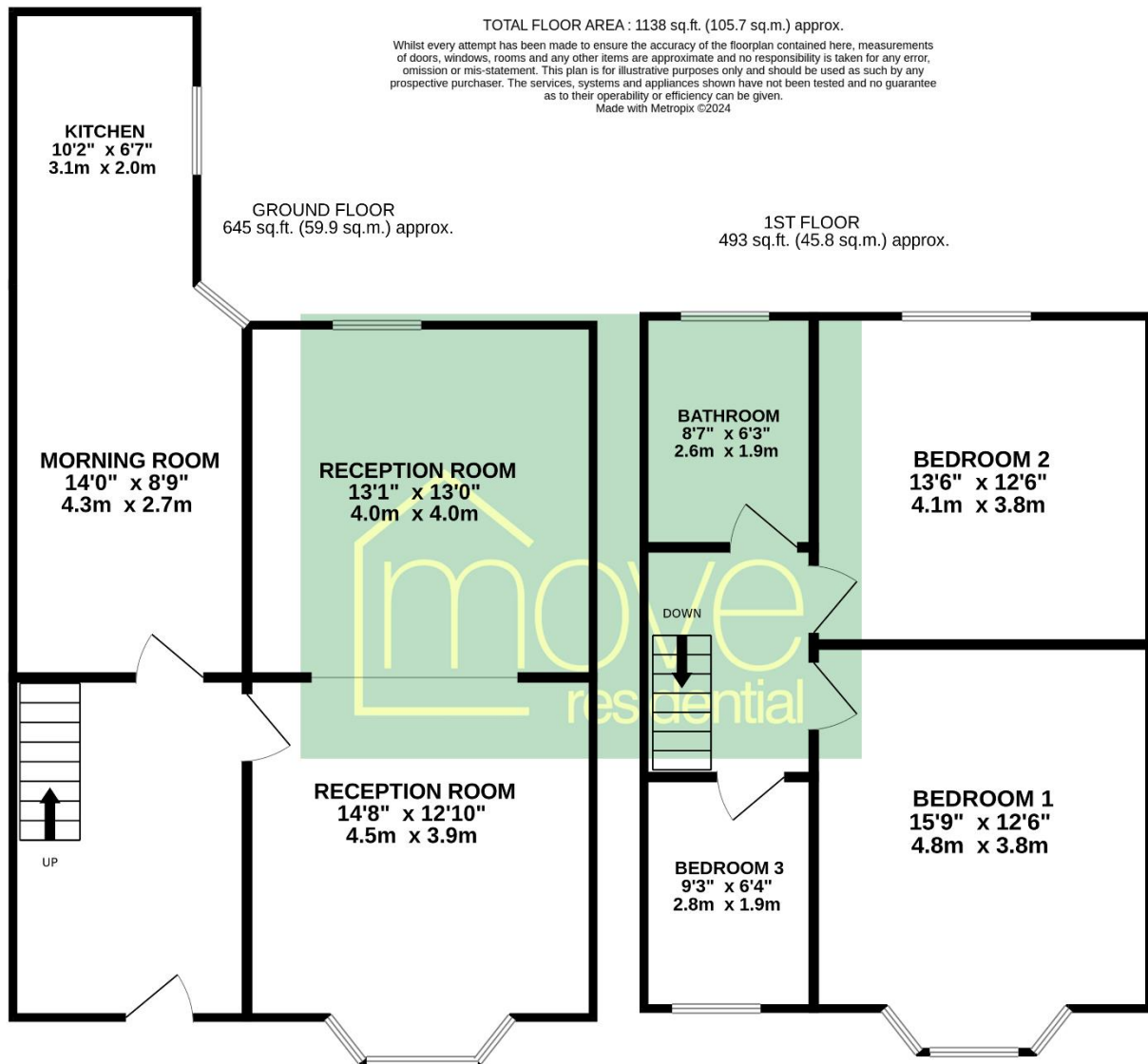
Description

Enjoying an enviable location on Addingham Road in the highly sought-after suburb of Mossley Hill, L18, is this delightful three bedroom mid terrace home, welcomed to the sales market courtesy of appointed agents, Move Residential. The property boasts an attractive frontage, and offers spacious and well-maintained living proportions within, promising to make a fabulous future home for a very lucky buyer. An inviting entrance hall welcomes you into the property, leading through to two spacious and well-presented reception rooms, both boasting attractive wood style laminate flooring, with the front room enjoying a large bay window that floods the space with natural light. This is followed by a substantial kitchen diner complete with a range of elegant fitted base and wall units and complementary worktops providing plentiful surface space, along with ample room for a designated dining area which provides the perfect setting for enjoying family mealtimes. 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 and receiving plenty of natural light, with the master bedroom also enjoying a bay window. Completing the interior of this lovely home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a beautifully maintained enclosed yard to the rear, providing an idyllic spot for enjoying al-fresco dining in 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 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



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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.