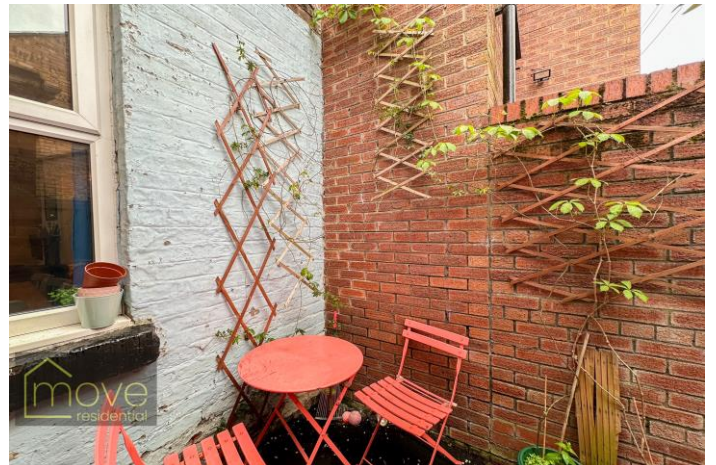




Stanley Terrace, Mossley Hill, L18 5EE

- Charming Cottage Style Terrace Property
- Spacious & Well Presented Throughout
- Two Generously Sized Double Bedrooms
- Well-Maintained Enclosed Yard to the Rear
- Prime Location in Desirable Mossley Hill
- Family Lounge & Modern Fitted Kitchen
- Modern Tiled Three-Piece Bathroom Suite
- Brilliant Opportunity for First Time Buyers



Offers in Excess of £200,000















Description

Enjoying a prime position on Stanley Terrace, located just off Rose Lane in the highly desirable area of Mossley Hill, L18, is this charming cottage style mid terrace home. Boasting a characterful frontage, with generously sized and beautifully presented interiors within, this is certain to make a fantastic purchase for first time buyers. Upon entering the home, you are greeted by a bright and spacious through lounge, which offers ample room to accommodate both a sitting and dining area. Finished in a neutral tasteful décor and boasting an eye-catching feature fireplace, this provides a welcoming and sociable space for relaxing and enjoying mealtimes. This is followed by an extended kitchen complete with a range of modern fitted base and wall units, plentiful surface space and tiled splashbacks. Ascending to the first floor, you will find two substantial double bedrooms, both finished to an excellent standard and receiving plenty of natural light, along with a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a well-maintained enclosed yard to the back, providing an idyllic spot for soaking up the sun during the warmer months. This delightful home presents an opportunity not to be missed for those looking to get on the property ladder, offering a peaceful location just a stone's throw from the amenities that Rose Lane and Allerton Road have to offer.

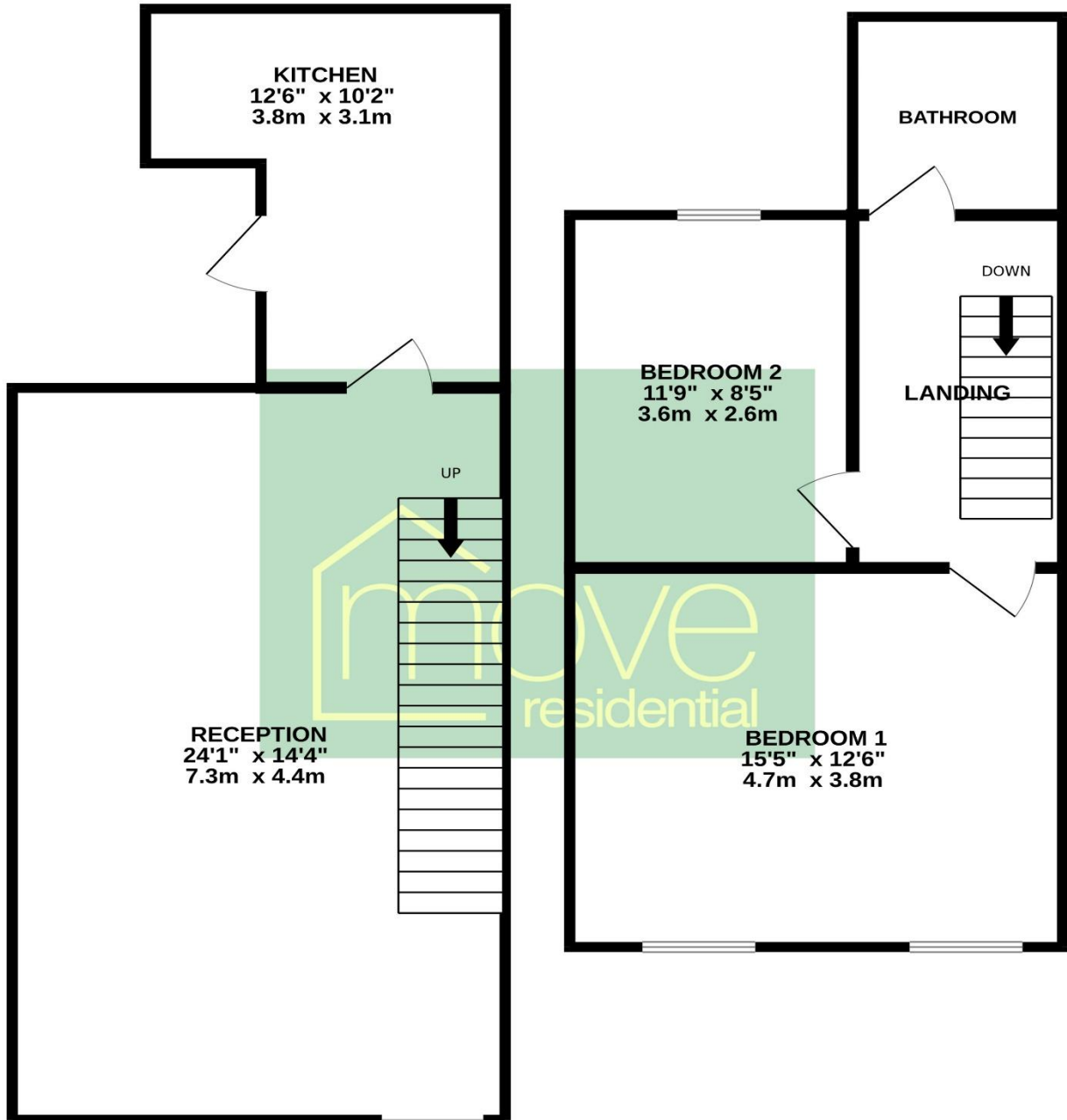
Location

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
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 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		90 B
69-80	C	74 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.