



## Dudley Road, Mossley Hill, L18 1ET

- Three Bedroom Terrace Property
- Bursting with Charm & Potential
- Second Reception Room & Kitchen
- Single Room & Family Bathroom
- Enviably Location in Mossley Hill
- Entrance Hall & Spacious Lounge
- Two Substantial Double Bedrooms
- Sizable Enclosed Yard to the Rear



£240,000



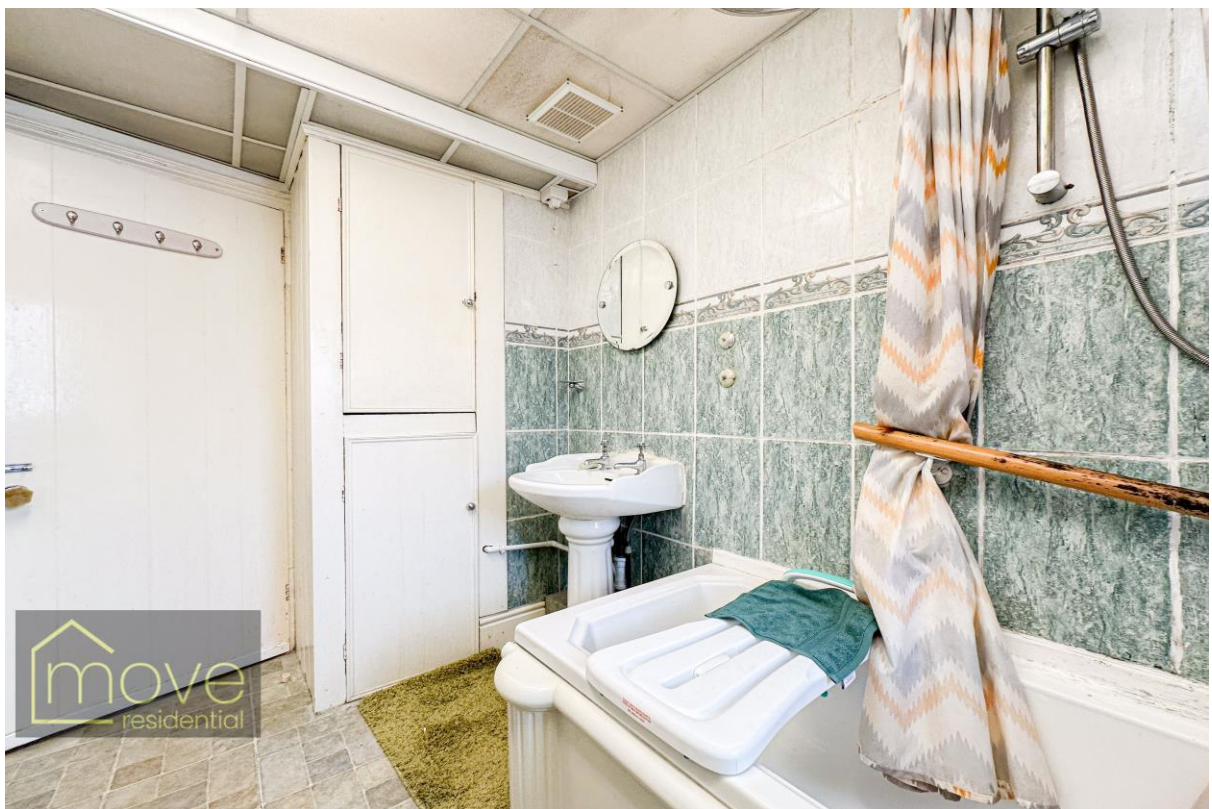














## **Description**

Enjoying a prime location on Dudley Road in the highly sought-after area of Mossley Hill, L18, is this promising three bedroom mid terrace home, welcomed to the sales market courtesy of appointed agents, Move Residential. Requiring modernisation throughout, this presents an opportunity not to be missed for those seeking a home they can put their own stamp on, with this charming property boasting generous and well-maintained living proportion, bursting with potential. An inviting entrance hall guides you through to two spacious reception rooms. The front lounge boasts ornate ceiling detailing and benefits from a huge bay window which bathes the room in natural light, whilst the rear sitting room enjoys views out to the rear yard. Following this is a generously sized kitchen which is certain to provide the perfect sociable setting for enjoying family mealtimes. As you ascend to the first floor, you will find two substantial double bedrooms and a well-proportioned single room, all receiving plenty of natural light, with the master further enjoying a bay window. Completing the interior of the property is a three-piece family bathroom suite. Externally, this home further benefits from an enclosed yard to the rear, which provides the ideal spot for enjoying the sun during the warmer months.

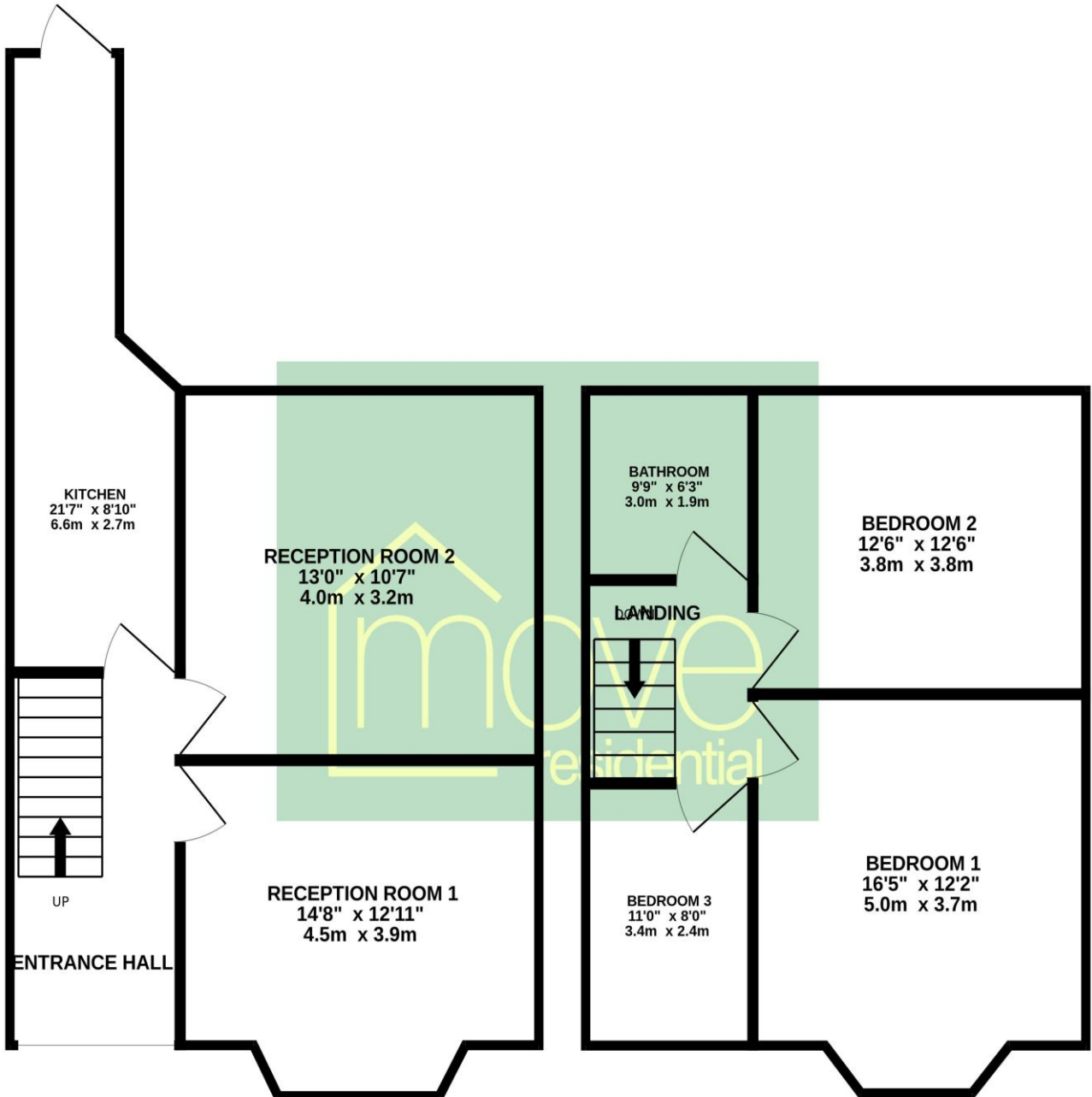
## **Location**

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

1ST FLOOR



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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**

### **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.