



Kenyon Road, Mossley Hill, L15 5BD

- Charming Two Bedroom Terrace Property
- Beautifully Presented Interiors Throughout
- Elegant Dining Area & Stylish Fitted Kitchen
- Contemporary Style Four-Piece Bathroom
- Located in Desirable Area of Mossley Hill
- Entrance Hall & Bay Fronted Family Lounge
- Two Bright & Substantial Double Bedrooms
- Well-Maintained Enclosed Yard to the Rear



Offers in Excess of £240,000



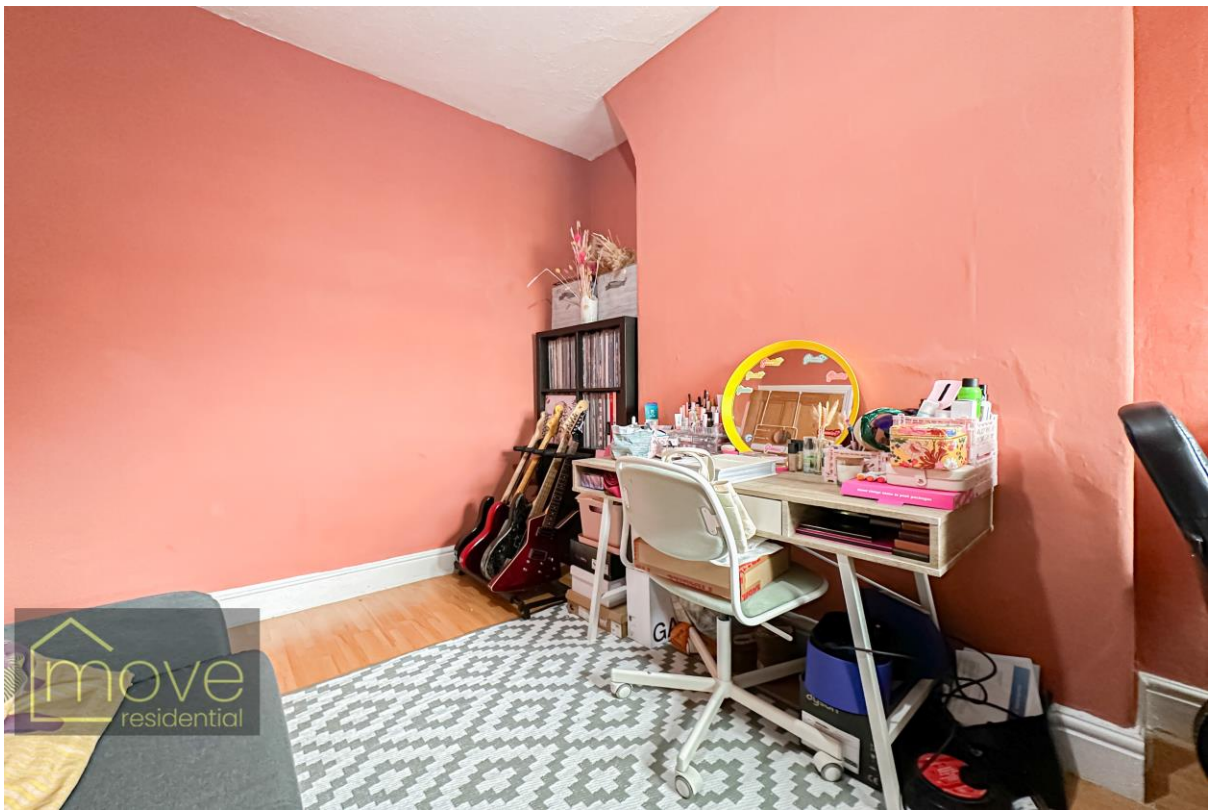
The logo for 'move residential' features a stylized house icon above the word 'move' in a lowercase, sans-serif font, with 'residential' in a smaller font below it.















Description

Move Residential are thrilled to showcase for sale this delightful two bedroom mid terrace home, located on Kenyon Road in the sought-after suburb of Mossley Hill, L15. Certain to make a fabulous future home, this property enjoys deceptively spacious and beautifully presented interiors. An inviting entrance hall greets you into the home, boasting attractive wooden floorboards which continue through to the stunning lounge, enjoying a bay window which bathes the room in natural light. Tastefully decorated to a high standard and featuring an eye-catching fireplace, this spacious room presents a charming space to relax and unwind. The lounge flows seamlessly into a dining area where the chic décor continues, providing the perfect space for enjoying mealtimes and entertaining guests. This is followed by a generously sized modern kitchen, complete with an impressive range of stylish fitted base and wall units, complementary wood style worktops offering plentiful surface space, and sleek integrated appliances. As you continue to the first floor, you will discover two substantial double bedrooms, both finished to an excellent standard, also benefitting from wooden floorboards and receiving an abundance of natural light. Concluding the interior of this lovely home is a contemporary four-piece family bathroom suite, complete with a luxurious bathtub and walk-in shower unit, and complementary tiling to the walls and floor. Externally, this home enjoys a well-maintained enclosed yard to the rear, boasting a raised decking area, providing the ideal spot for enjoying al-fresco dining during the summer months.

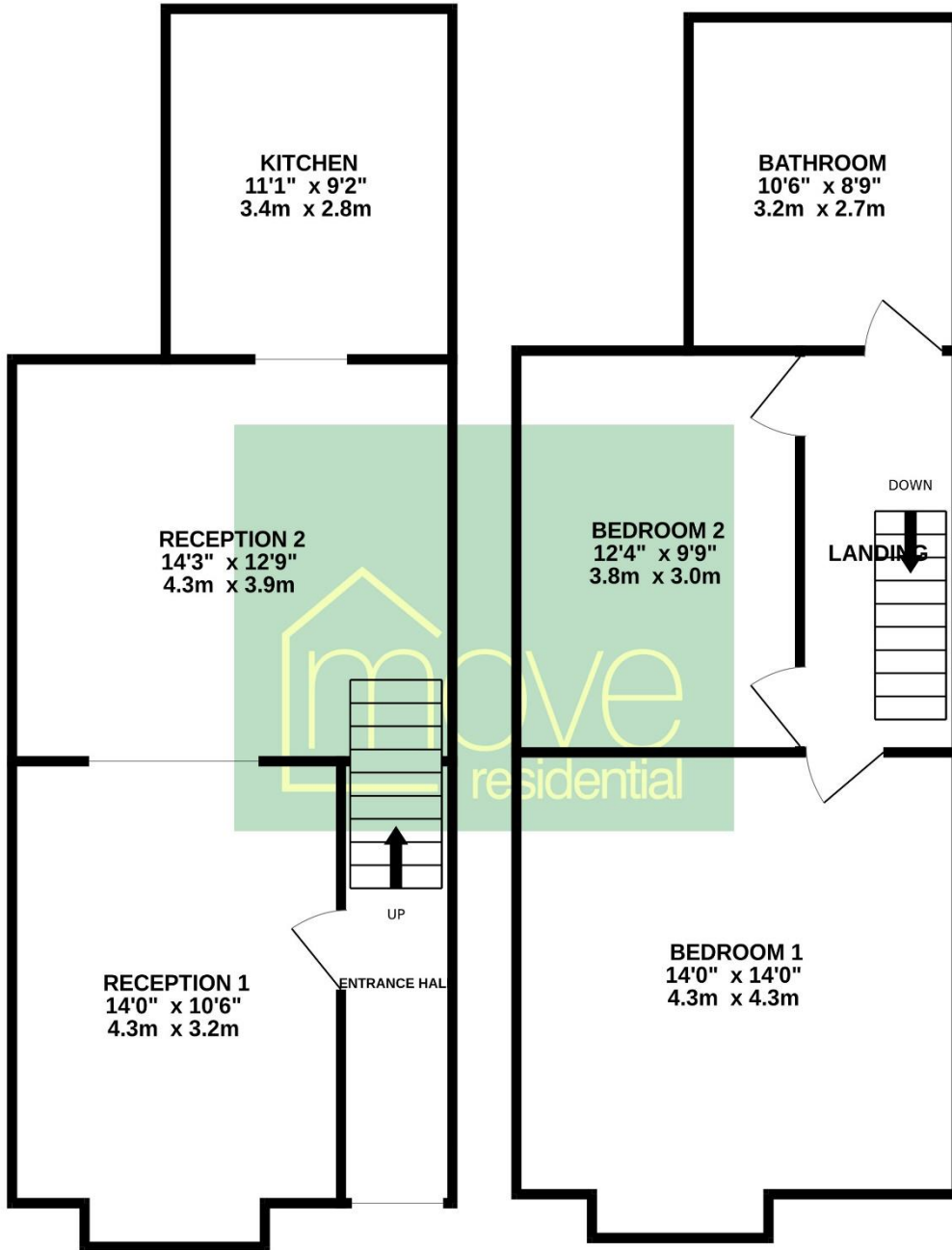
Location

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
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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 | | 89 B |
| 69-80 | C | 70 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.