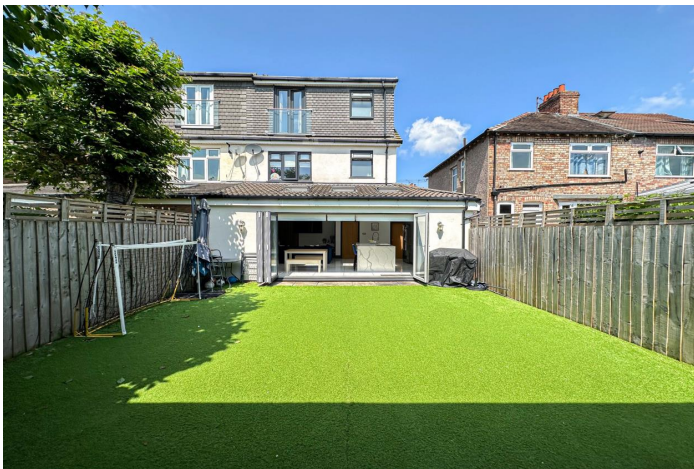




Erylmore Road, Mossley Hill, L18 4QS

- Stunning Extended Four Bedroom Semi Detached Property
- Generously Sized & Immaculately Presented Throughout
- Show-Stopping Open Plan Kitchen, Dining & Living Area
- Fourth Dormer Bedroom Enjoying Ensuite Shower Room
- Enviably Located in the Sought-After Area of Mossley Hill
- Entrance Hall, Bay-Fronted Family Lounge, Utility & WC
- Two Double Bedrooms, Single Room & Family Bathroom
- Rear Garden with Substantial Outbuilding & Driveway



£500,000

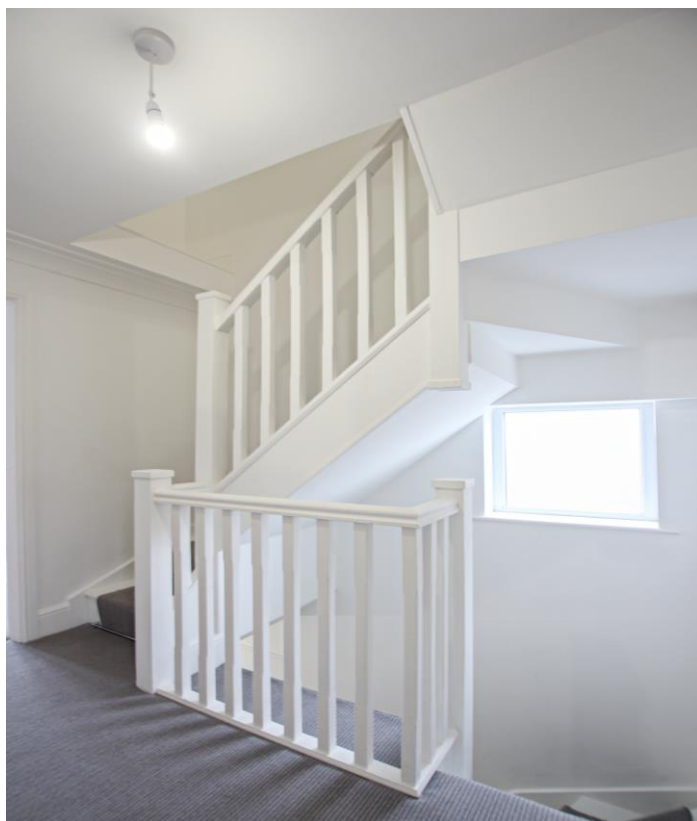
























Description

Enjoying a prime location on Erylmore Road in the highly sought-after area of Mossley Hill, L18, is this truly stunning four bedroom semi detached family residence, proudly presented to the sales market by appointed agents, Move Residential. The property boasts an appealing modern frontage and has been extended to the very highest standard, offering exceptionally generous living proportions set over three floors, which have been finished to an impeccable level throughout, promising to make an enviable forever home for a very lucky family. Upon entering the home, you are greeted by an inviting entrance hall which showcases chic patterned floor tiles, and leads through to a spacious family lounge, flooded with light courtesy of a walk-in bay window. Finished in a tasteful décor with Amtico parquet flooring and a feature fireplace, this presents a welcoming setting for the family to gather and relax. The ground floor centres around a spectacular extended open plan kitchen, dining and living space which has evidently been designed to outstanding specifications, certain to impress even the most discerning of buyers. Immaculately presented and boasting a stunning Italian marble flooring throughout, this vast room comfortably accommodates both a sitting and dining area which flow seamlessly into the fitted kitchen, presenting the ultimate versatile space for sociable living, equally suited for enjoying family mealtimes and entertaining guests. The kitchen is complete with an array of stylish fitted base and wall units which boast a range of sleek integrated appliances, and at the centre is a magnificent Italian marble island which provides plentiful worktop space, and features an integrated sink, hob and wine chiller, as well as incorporating a breakfast bar, ideal for more casual dining. Velux windows above bathe the room in daylight, whilst bi-fold doors run the full length of the room offering views of the lovely rear garden and allow for the dining area to be effortlessly extended outside during the warmer months. Concluding the ground floor is a well-equipped utility room and convenient WC featuring a charming Victorian style two-piece suite. The impressive quality continues to the first floor where you will discover two generously sized double bedrooms and a well-proportioned single room, each beautifully presented, finished with plush carpeting, and receiving an abundance of natural light. This floor further benefits from a deluxe four-piece family bathroom suite, featuring a luxurious freestanding bathtub and chic marble pattern tiles to the walls and floor. At the pinnacle of the property, the second floor is home to the fourth exceptionally spacious double bedroom, which enjoys french doors offering views out to the rear aspect and illuminating the room in daylight, giving the space a bright and airy feel. This bedroom benefits from the added luxury of a contemporary style ensuite shower room. Externally, this sensational home enjoys a fantastic rear garden made up of a low maintenance astro turf lawn which provides ample room for outdoor recreational activities. An unexpected highlight of the property is the outbuilding located to the end of the garden, which has been expertly constructed. Currently in use as a bar area, which is certain to impress guests, this would also make a brilliant office space. To the front, the property further benefits from a smartly flagged driveway which provides ample off-road parking.

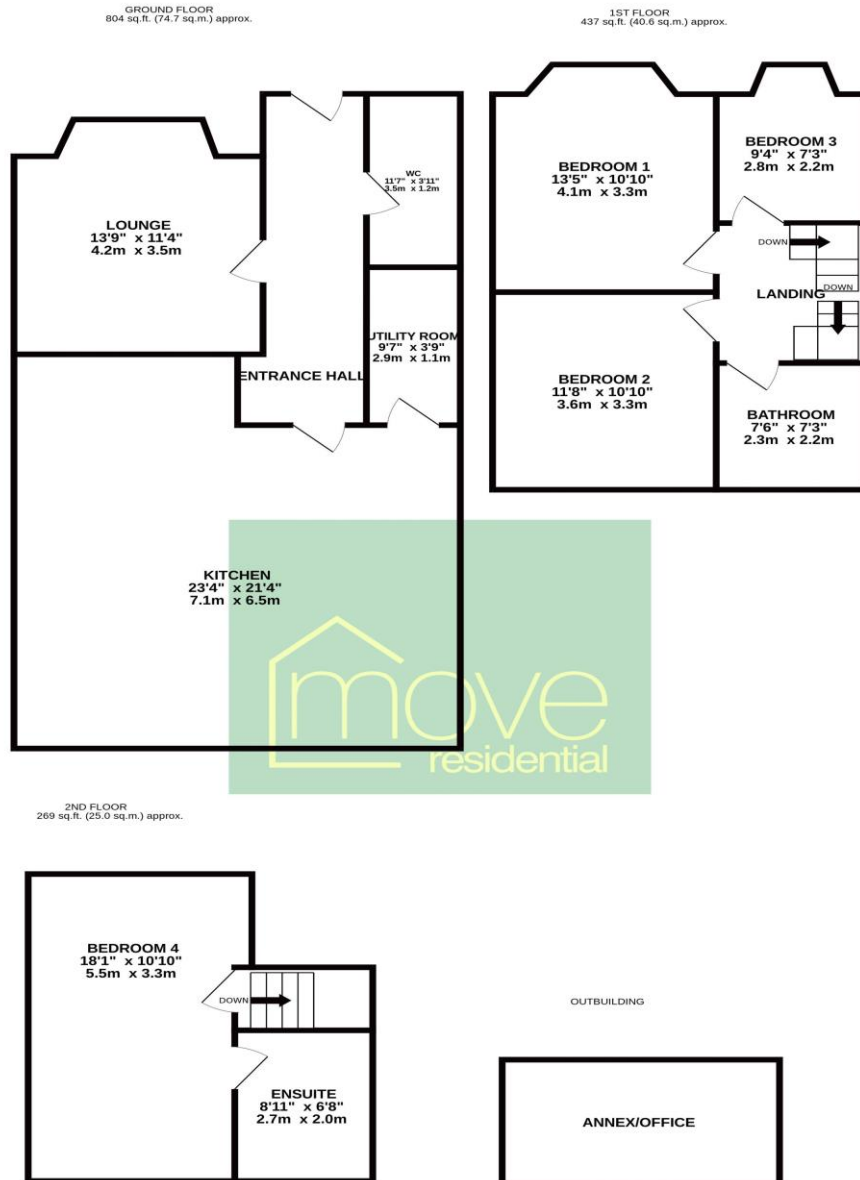
Location

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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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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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.