



Mentmore Road, Mossley Hill, Liverpool, L18 4PU

- Stunning Four Bedroom Semi Detached Property
- Extended & Immaculately Presented Throughout
- Modern Kitchen Diner, Study & Ground Floor WC
- Contemporary Style Four-Piece Family Bathroom
- Enviably Located in Desirable Area of Mossley Hill
- Porch, Hall, Bay-Fronted Lounge & Dining Room
- Three Spacious Double Bedrooms & Large Single
- Landscaped Garden to Rear & Off-Road Parking



£600,000



move
residential























Description

Standing proudly on Mentmore Road, overlooking Holt Field in Mossley Hill, L18, is this stunning four bedroom extended semi detached family home, welcomed to the sales market courtesy of appointed agents, Move Residential. Enjoying a clean and contemporary decor throughout, the property has been designed with family living in mind and would prove to be an ideal purchase for a family looking to upsize in one of South Liverpool's most sought after locations. Boasting an attractive and substantial frontage, the property briefly comprises; a porch, welcoming entrance hallway, a bright and spacious bay fronted through family lounge and dining room, a bespoke modern fitted kitchen diner complete with high end appliances and fixtures, and office space/study, and a convenient ground floor WC. As you ascend to the first floor, you will find three generously sized and exceptionally well presented double bedrooms - two of which benefit from custom built fitted wardrobes, there is a further delightful single bedroom and a contemporary style, fully tiled four piece family bathroom suite. Undoubtedly, the highlight of this remarkable home is the generously plot of land it is set on. To the rear of the property, there is an expansive laid to lawn garden which is framed by a range of established greenery borders that provide privacy and seclusion. With a paved patio area and a decked patio area at the bottom of the garden - there are plenty of wonderful spots for al fresco dining. This perfectly manicured space provides the ultimate outdoor recreational space for the household to enjoy. Further benefits to the property include double glazing and gas central heating throughout.

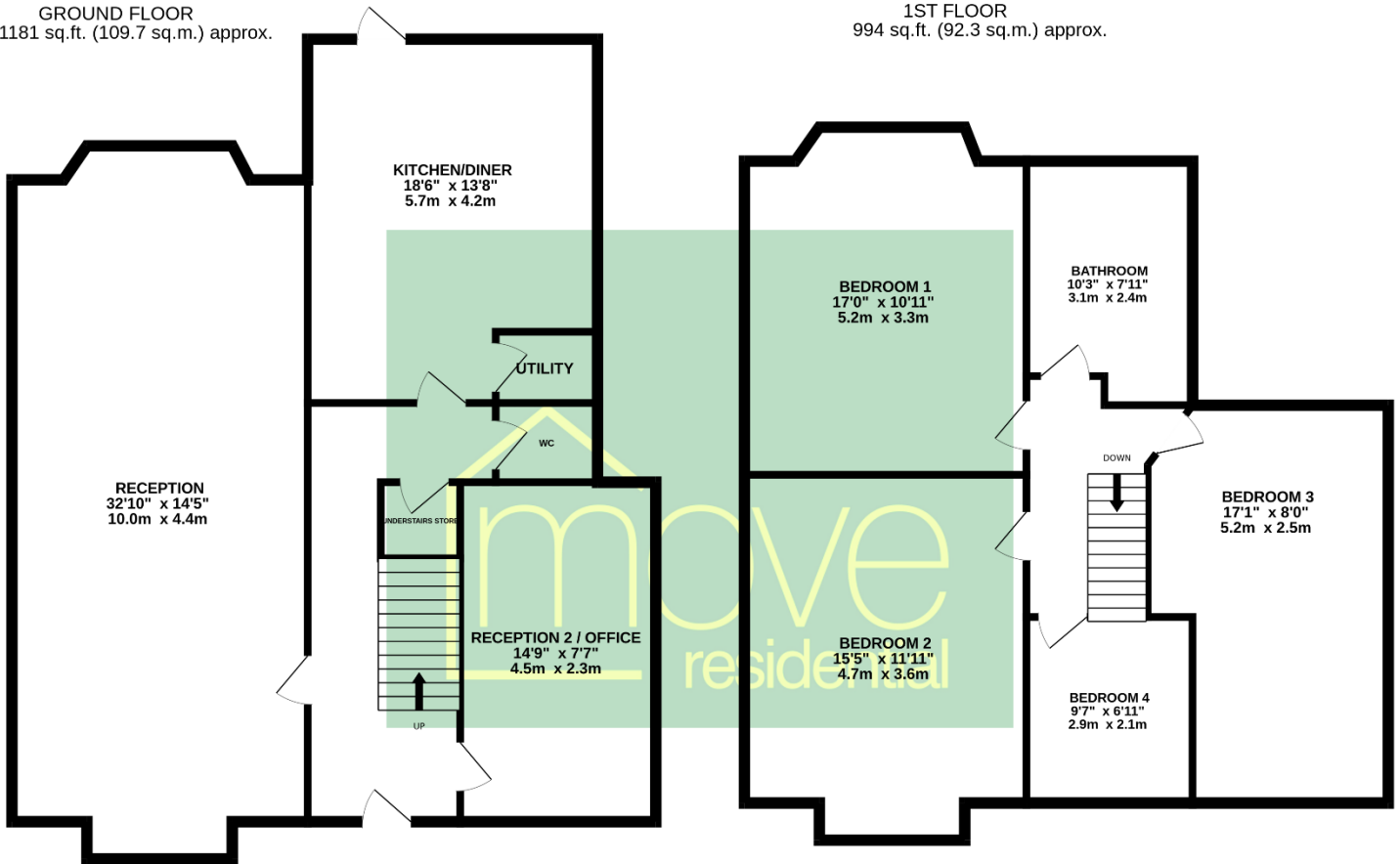
Location

Mentmore Road runs between Mossley Hill Road and Brodie Avenue in the sought after Mossley Hill suburb. 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
1181 sq.ft. (109.7 sq.m.) approx.

1ST FLOOR
994 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA : 2175 sq.ft. (202.1 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		87 B
69-80	C	72 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.