



## Elmswood Road, Mossley Hill, L18 8DU

- Luxury Two Bedroom Ground Floor Apartment
- Situated in a Modern Development of Six Flats
- Entrance Hall & Open Plan Kitchen/Living Area
- Contemporary Style Four-Piece Bathroom Suite
- Prime Location in Desirable Area of Mossley Hill
- Finished to an Impeccable Standard Throughout
- Two Bright & Generously Sized Double Bedrooms
- Lovely Communal Gardens & Allocated Parking



£275,000













## **Description**

Situated in a desirable development on Elmswood Road, in the sought-after suburb of Mossley Hill, is this luxury two bedroom ground floor apartment, proudly presented to the sales market by Move Residential. This modern property boasts generous living proportions which have been finished to an impeccable standard throughout, promising to make an enviable future home for a lucky buyer. An inviting entrance hall greets you into the apartment, boasting an attractive wood style flooring which can be found throughout the property, and leads through to a stunning open plan kitchen and living area. This immaculately presented room provides a fabulous social space for relaxing and enjoying mealtimes which feels both welcoming and stylish. The kitchen is complete with a range of stylish fitted base and wall units, plentiful worktop space, and sleek integrated appliances, as well as a breakfast bar with eye-catching marble pattern surface which provides dining space for two. There is ample room to accommodate a sofa area in front of the french doors which offer views and access out to the communal gardens and floor the space with natural light. The tasteful décor continues through to the sleeping accommodation which consists of two generously sized double bedrooms, both finished to a high standard and receiving plenty of natural light. Concluding the interior of this sensational home is a deluxe four-piece family bathroom suite which can also be directly accessed from the master bedroom. Externally, residents can enjoy access to the beautifully maintained communal gardens and allocated parking space.

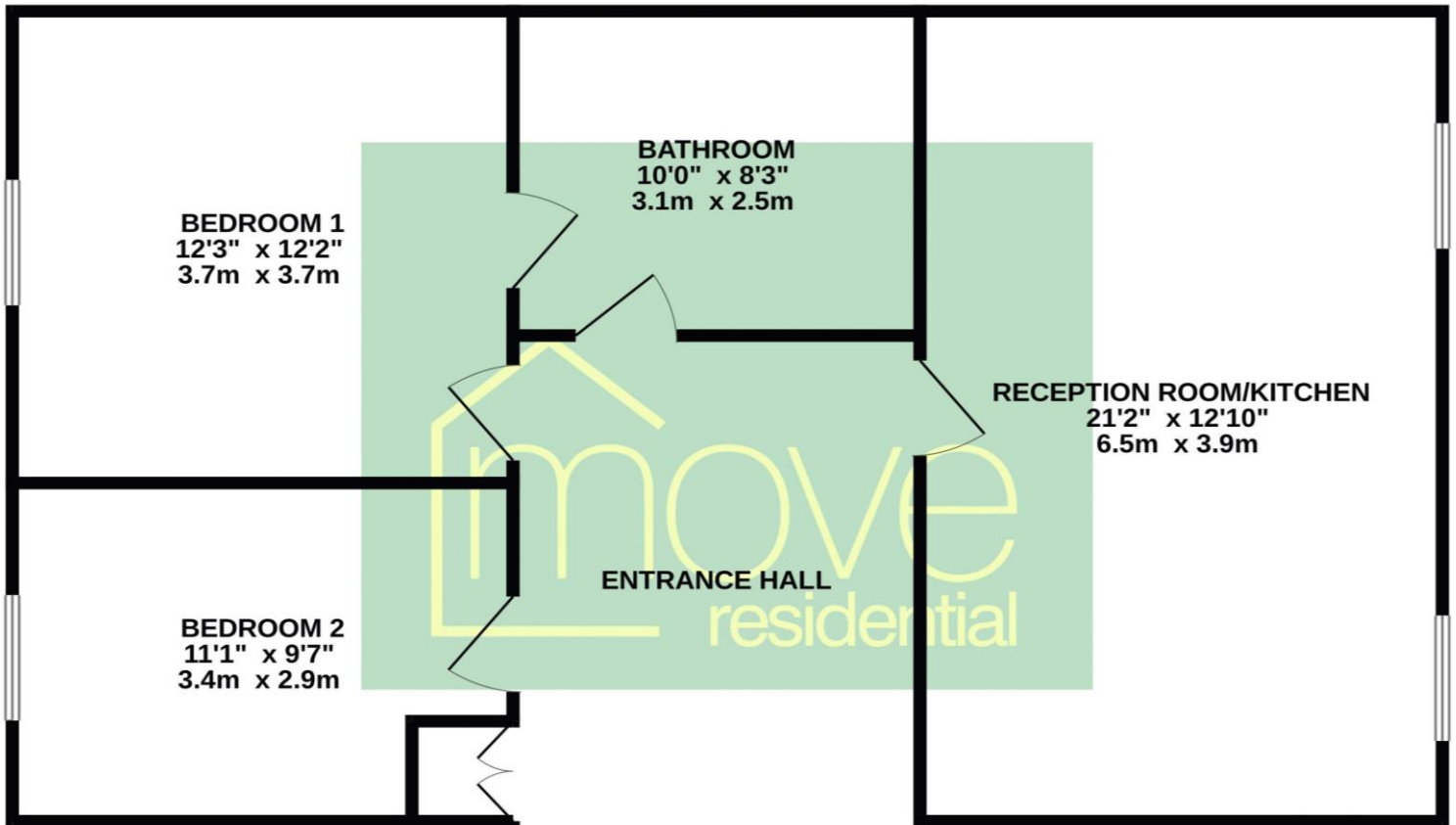
## **Location**

This area is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. 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, including Bluecoat, King David & Calderstones. 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  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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	84 B	84 B
69-80	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.