

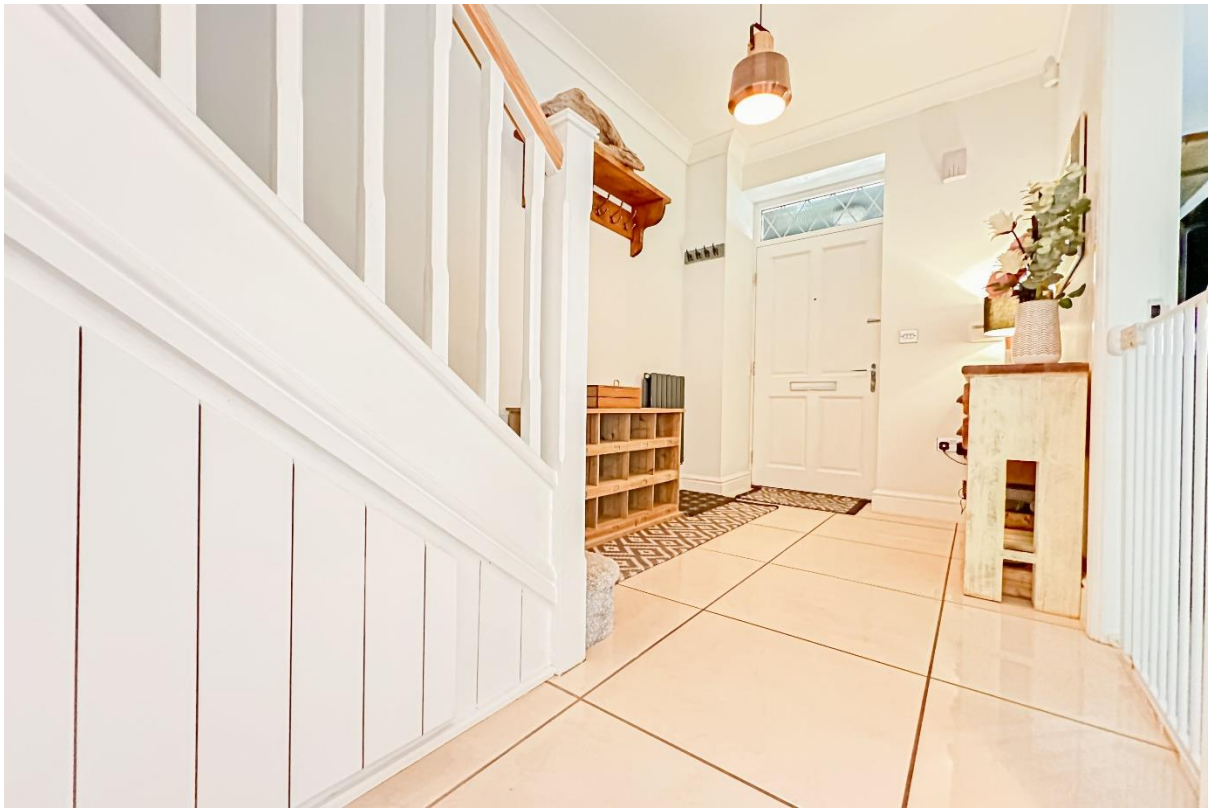


Carnatic Road, Mossley Hill, L18 8BZ

- Delightful Five Bedroom Townhouse Residence
- Impeccably Presented & Set Over Three Floors
- Additional Reception Room to the First Floor
- Two Ensuite Shower Rooms & Family Bathroom
- Prime Location in Desirable Area of Mossley Hill
- Entrance Hall, Family Lounge & Kitchen Diner
- Five Spacious & Beautifully Finished Bedrooms
- Fantastic Garden to the Rear & Off-Road Parking



Offers Over £575,000



























Description

Enjoying a prime location on Carnatic Road in the highly sought-after suburb of Mossley Hill, L18, is this delightful five bedroom townhouse which is proudly presented to the sales market by appointed agents Move Residential. Situated in a desirable gated estate, the property boasts a carefully considered layout set over three floors, offering generous and beautifully presented accommodation throughout, promising to make a fantastic future home for a very lucky family. An inviting entrance hall greets you into the property, leading through to a bright and spacious family lounge which has been finished in a tasteful décor, presenting a welcoming space to relax with family and friends. Following this is a stunning open plan kitchen diner complete with a range of fitted modern base and wall units, complementary worktops providing plentiful surface space and a selection of sleek integrated appliances. There is a spectacular island to the centre, incorporating breakfast bar seating for two, whilst a substantial dining table can be accommodated in front of french doors which offer views and access out to the rear garden, and illuminate the room in daylight. Completing the ground floor is a convenient utility room and separate WC. Ascending to the first floor, you will discover a second charming reception room, enjoying a set of french doors out to a Juliet balcony, along with the master bedroom which is complete with the added luxury of a contemporary style ensuite shower room, and a further substantial bedroom. The final three generously sized bedrooms are located at the pinnacle of the property on the second floor, with the main bedroom benefitting from a luxurious ensuite shower room. The sleeping accommodation has been finished to an excellent standard throughout, with each room featuring plush carpeting and receiving plenty of natural light. Completing the interior of this lovely home is a deluxe four-piece family bathroom suite. Externally, the property offers a charming rear garden, made up of a neatly maintained lawn, ideal for outdoor recreational activities, as well as a smartly flagged patio area which provides the ideal spot for enjoying al-fresco dining. This home further benefits from a car port to the rear accommodating 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		106 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

Awaiting Image.

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.