



Pitville Avenue, Mossley Hill, Liverpool, L18 7JF

- Stunning Three Bedroom Mid Terrace Property
- Spacious & Immaculately Presented Throughout
- Two Substantial Double Bedrooms to First Floor
- Master Bedroom with Ensuite to Dormer Floor
- Prime Location in Desirable Area of Mossley Hill
- Hall, Reception Room, Kitchen Diner & Orangery
- Deluxe Fully Tiled Three-Piece Family Bathroom
- Enchanting Garden to Rear & Off-Road Parking



£350,000

























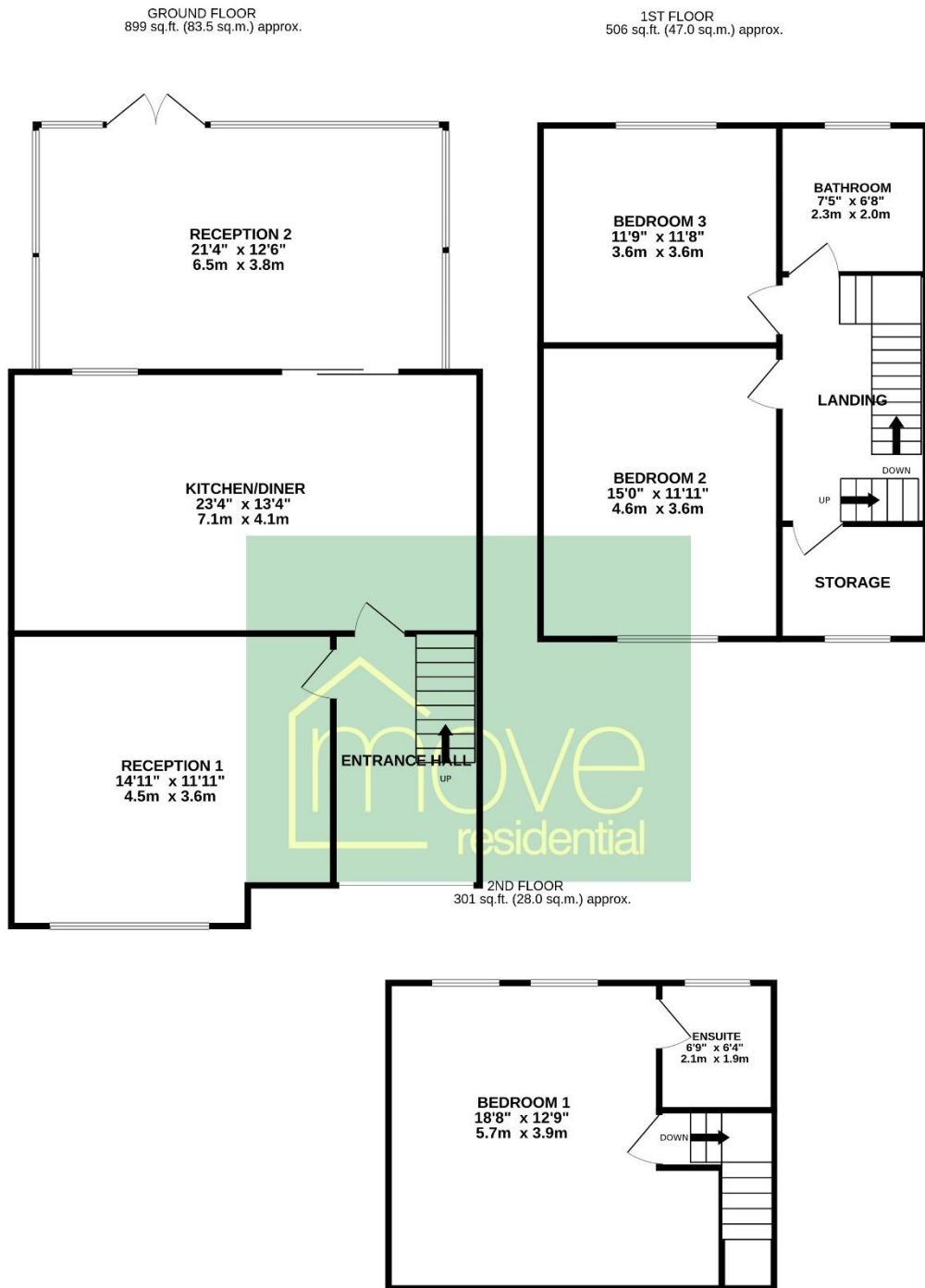
Description

Enjoying an enviable location on Pitville Avenue in the sought-after suburb of Mossley Hill, L18, is this stunning three bedroom terrace home, proudly showcased to the sales market by Move Residential. Boasting an attractive K Rend frontage, the property offers generous living proportions finished to an impeccable standard throughout, promising to make a fabulous future home for a very lucky family. An inviting entrance hall greets you into the home, featuring an attractive wood style flooring which is found throughout the ground floor, leading through to a bright and spacious reception room. Finished in a tasteful neutral décor and boasting a feature fireplace, this offers a welcoming space to relax. Following this is a substantial and immaculately presented kitchen diner complete with a range of sleek fitted base and wall units, complementary worktops providing plentiful surface space and a selection of integrated appliances. There is ample room to accommodate a dining table in front of the sliding doors which lead out to a charming orangery, bathed in daylight courtesy of skylights above, offering a delightful additional sitting area where views of the lovely garden can be enjoyed. The impressive quality continues to the first floor where you will discover two generously sized and beautifully presented double bedrooms, featuring plush carpeting and receiving plenty of daylight. Completing the first floor accommodation is a convenient storage room and a deluxe fully-tiled three-piece family bathroom suite. At the pinnacle of the property, the loft conversion is home to the exceptionally spacious master bedroom which has been finished to an excellent standard and enjoys the added luxury of a contemporary style ensuite shower room, as well as scenic views over the garden and beyond to the playing fields which the property overlooks. Externally, this wonderful home is further enhanced by an enchanting rear garden, which consists of a low maintenance artificial lawn, surrounded by an abundance of decorative greenery borders, and a smartly flagged patio area. With only the playing fields behind the property, this provides a secluded and idyllic spot for al-fresco dining and entertaining in the summer months. To the front, a sizable driveway provides ample off-road parking for two vehicles.

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



TOTAL FLOOR AREA : 1705 sq.ft. (158.4 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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EPC Summary

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.