

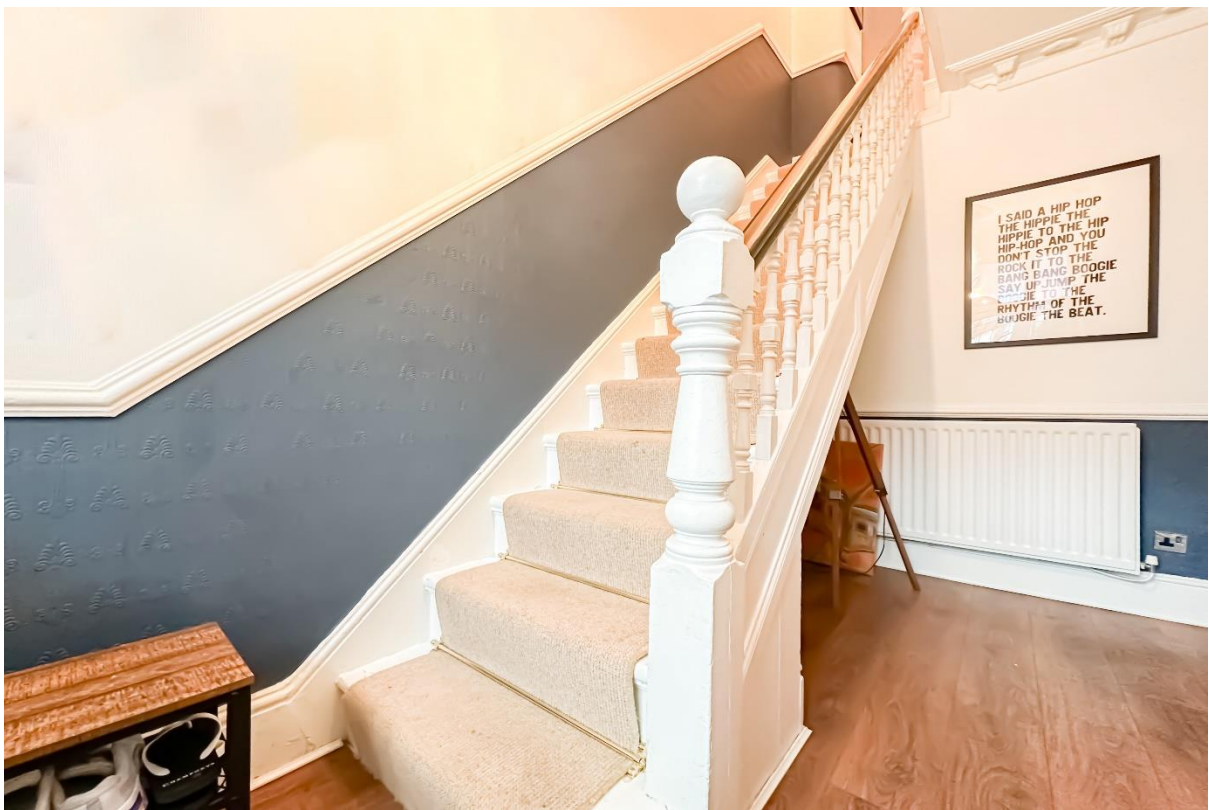


Duddingston Avenue, Mossley Hill, Liverpool, L18 1EJ

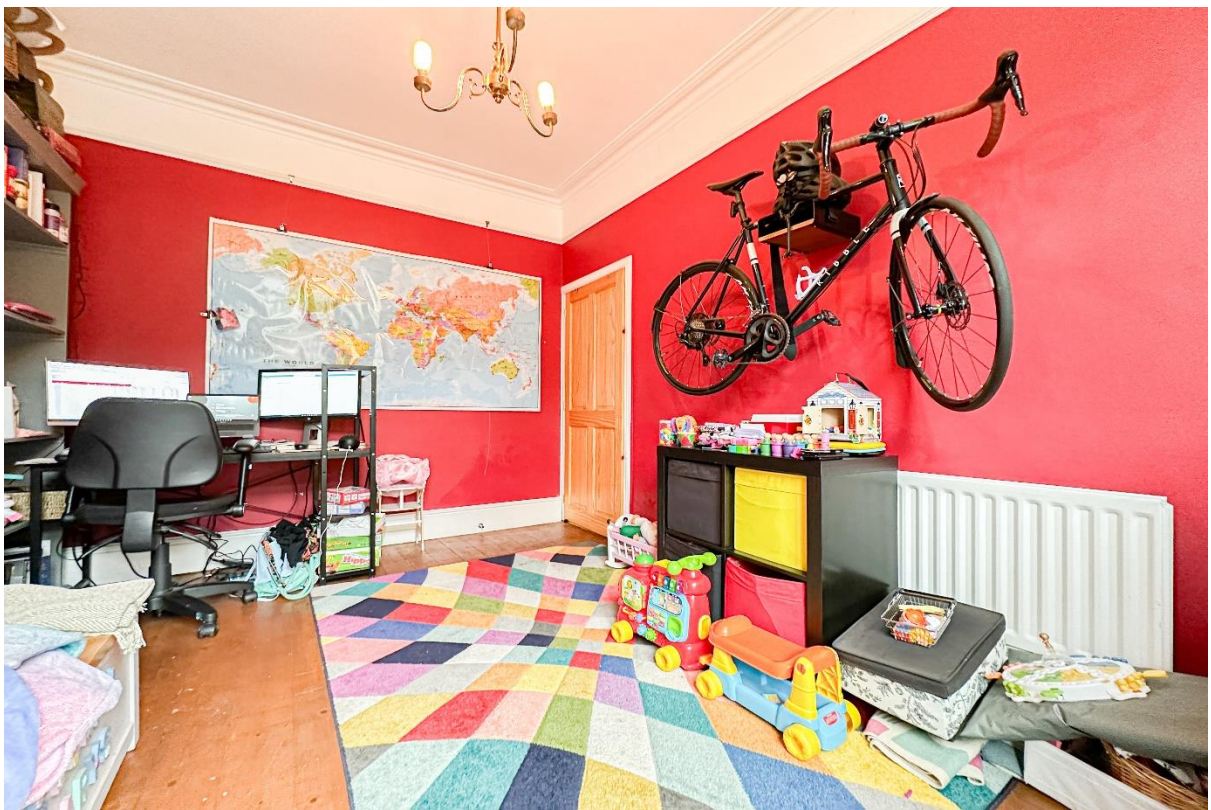
- Charming Four Bedroom Mid Terrace Property
- Well-Proportioned & Bursting with Character
- Second Lounge & Substantial Kitchen Diner
- Contemporary Style Deluxe Shower Room
- Ideal Location in Desirable Area of Mossley Hill
- Entrance Hall & Bay-Fronted Reception Room
- Two Double Bedrooms & Two Single Rooms
- Well-Maintained Enclosed Yard to the Rear



Offers Over £300,000





















Description

Move Residential are thrilled to introduce to the sales market this truly delightful four bedroom mid terrace property, situated on Duddingston Avenue in the ever-desirable area of Mossley Hill, L18. Those looking for a home with character should look no further, as this property exudes curb appeal and is practically bursting with charm within, showcasing a plethora of exquisite original features throughout. The property greets you with an inviting entrance hall which leads through to a stunning and spacious front reception room, awash with natural light courtesy of a walk-in bay window. Finished in a stylish décor which complements the ornate ceiling detailing, this room also enjoys an eye-catching feature fireplace, presenting a space to relax and unwind which feels both welcoming and elegant. This is followed by a second substantial and well-presented reception room, enjoying a set of doors providing views and access out to the rear yard, illuminating the space in daylight. Concluding the ground floor is a generously sized farmhouse style kitchen, which provides the perfect sociable setting for enjoying family mealtimes and entertaining guests. The kitchen is complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. A breakfast bar provides the ideal spot for more casual dining whilst a dining table can be comfortably accommodated. The sleeping accommodation is located to the first floor, consisting of two substantial double bedrooms and two well-proportioned single bedrooms. Each room has been finished to an excellent standard and receives plenty of natural light. Completing the interior of this lovely home is a deluxe shower room featuring chic tiling to the walls. Externally, a well-maintained enclosed yard offers an idyllic setting for enjoying al-fresco dining during the summer months. A viewing is recommended to appreciate the spacious proportions and unique charm that this property has to offer, promising to make a brilliant future home for a very lucky family.

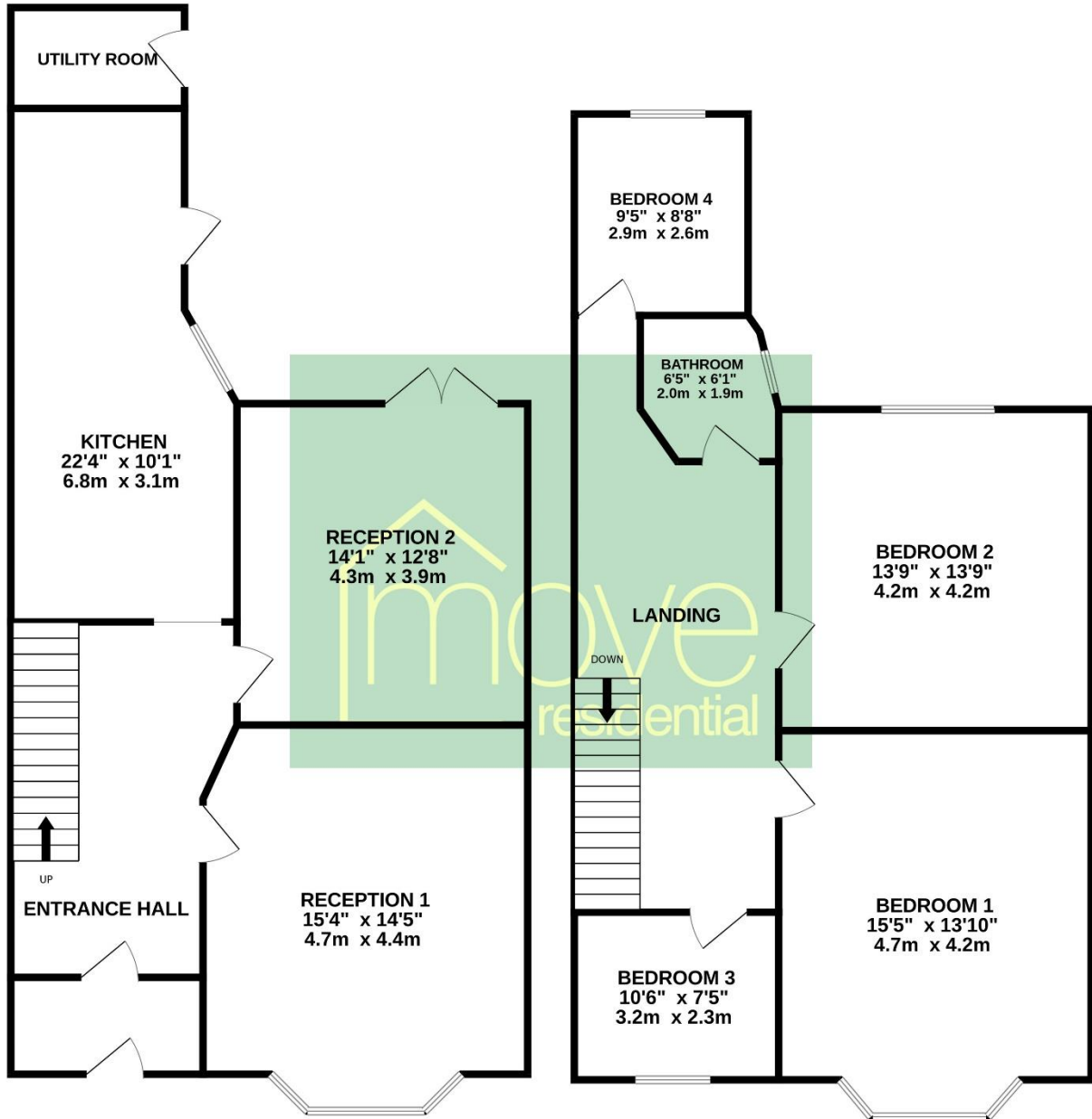
Location

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.

Floor Plan

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1598 sq.ft. (148.4 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 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.