



Rose Brae, Mossley Hill, Liverpool, L18 6JX

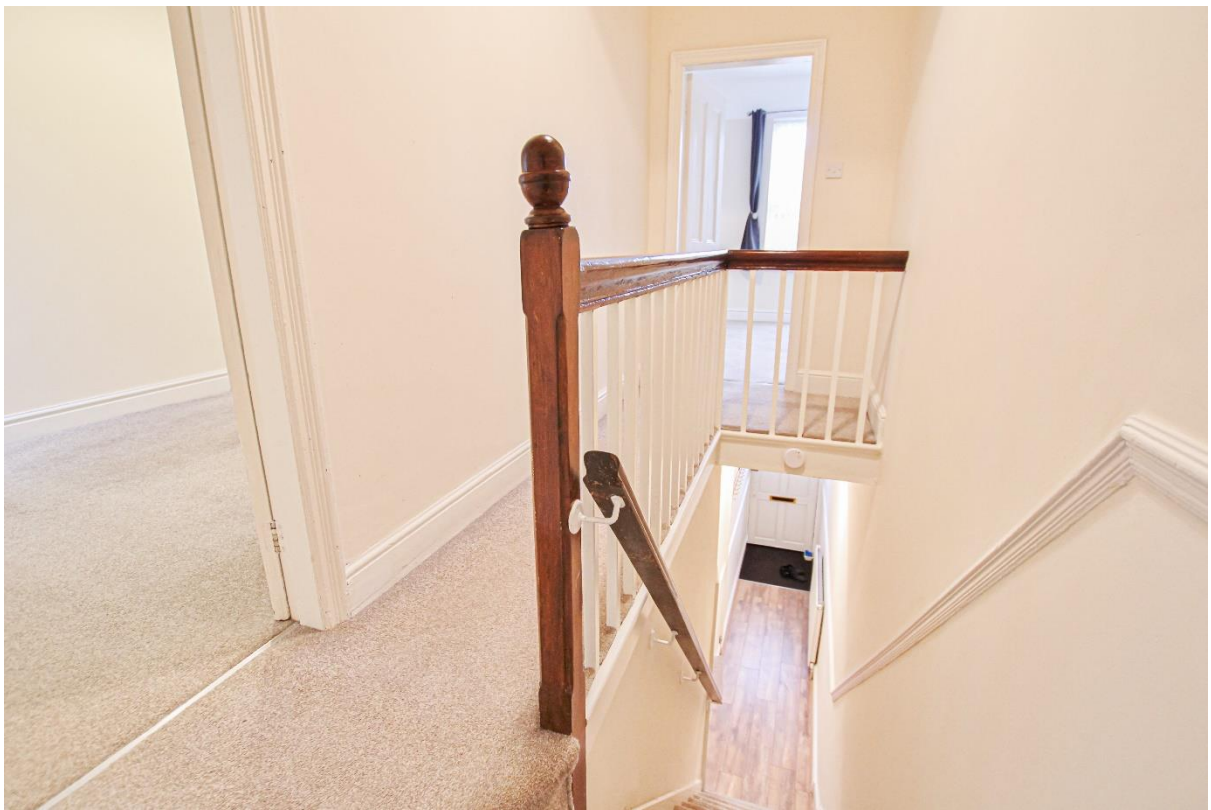
- Lovely Three Bedroom End Terrace Home
- Available for Sale with No Onward Chain
- Hallway, Reception Room & Fitted Kitchen
- Contemporary Three-Piece Bathroom Suite
- Located in Desirable Area of Mossley Hill
- Generous & Well-Presented Throughout
- Three Generously Sized Double Bedrooms
- Well-Maintained Enclosed Yard to the Rear



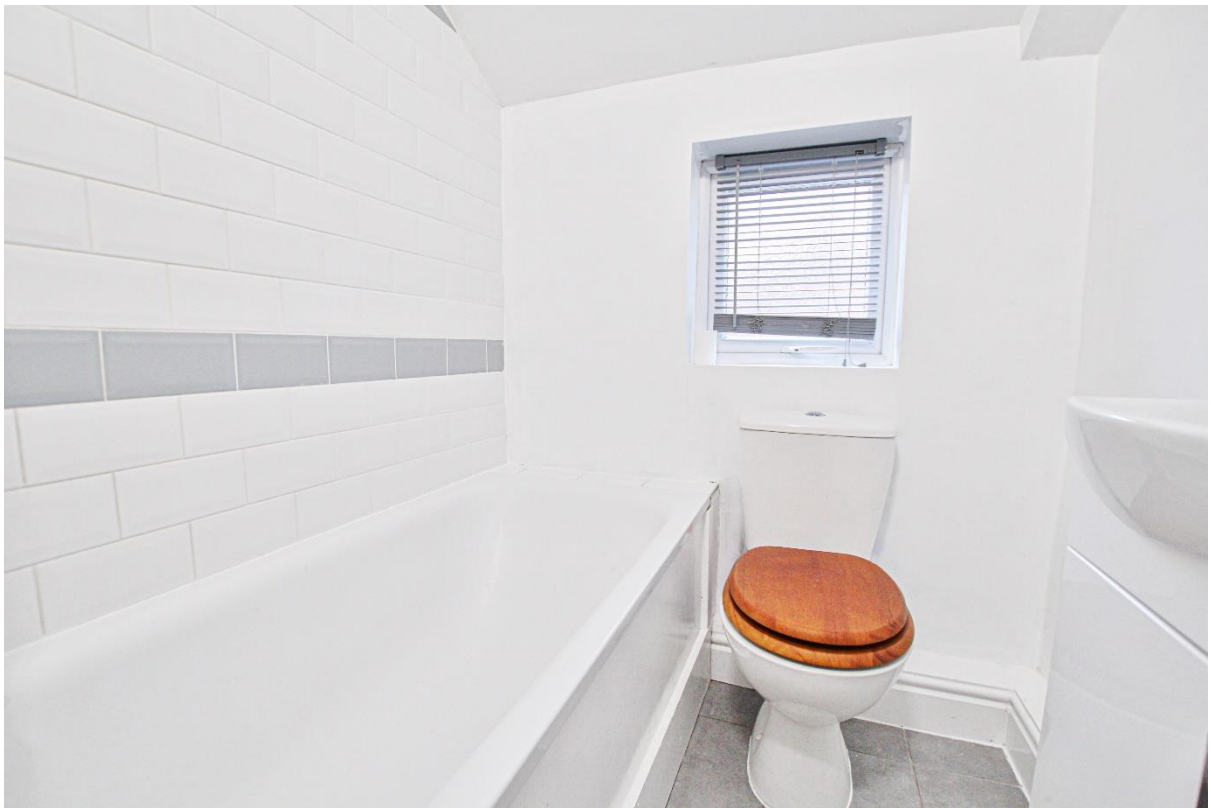
Offers Over £300,000













Description

Move Residential are thrilled to offer for sale this delightful three bedroom end terrace property, enjoying an enviable location on Rose Brae, a charming road situated within the heart of desirable Mossley Hill, L18. Available with no onward chain, the property boasts a charming frontage with generous and well-presented living proportions throughout, promising to make a brilliant future home for a very lucky buyer. An inviting entrance hall welcomes you into the property, leading through to a spacious reception room, flooded with natural light courtesy of a bay window. Finished in a neutral tasteful décor and featuring an eye-catching fireplace, this presents a welcoming space for relaxing and enjoying mealtimes. This is followed by a modern kitchen complete with a range of attractive fitted base and wall units, complementary worktops providing plentiful surface space, and integrated appliances. Continuing to the first floor, you will find two generously sized double bedrooms and a well-proportioned single bedroom, all finished to an excellent standard with plush carpeting throughout. Completing the interior of this lovely home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a well-maintained enclosed courtyard garden to the rear, presenting the perfect spot for enjoying al-fresco dining and entertaining during the summer months.

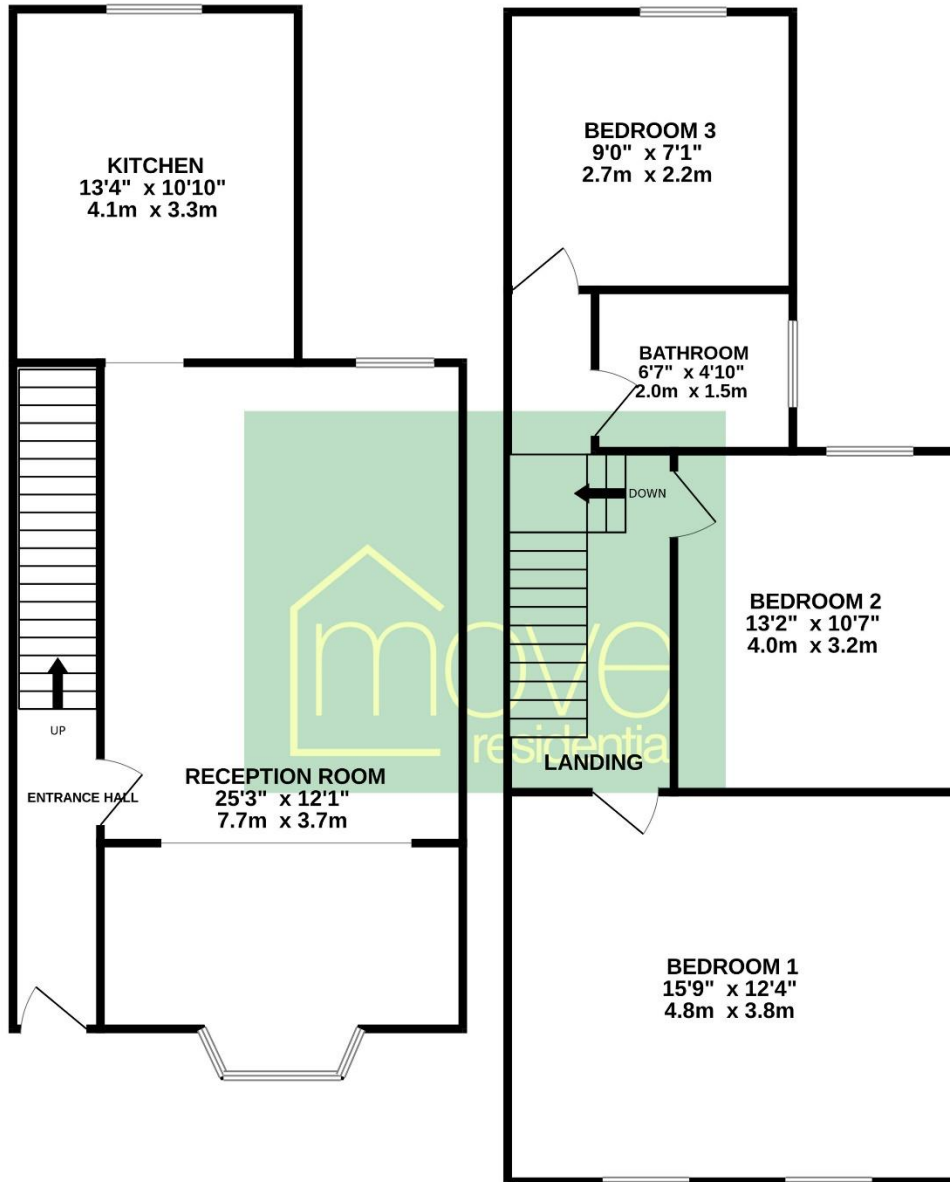
Location

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
585 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 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.