



Boxdale Road, Mossley Hill, Liverpool, L18 5EN

- Lovely Three Bedroom End Terrace Home
- Well-Proportioned & Beautifully Presented
- Dining Room & Fitted Galley Style Kitchen
- Contemporary Three-Piece Bathroom Suite
- Located in Desirable Suburb of Mossley Hill
- Entrance Hall & Welcoming Family Lounge
- Two Spacious Double Rooms & Large Single
- Well-Maintained Decked Yard to the Rear



£260,000



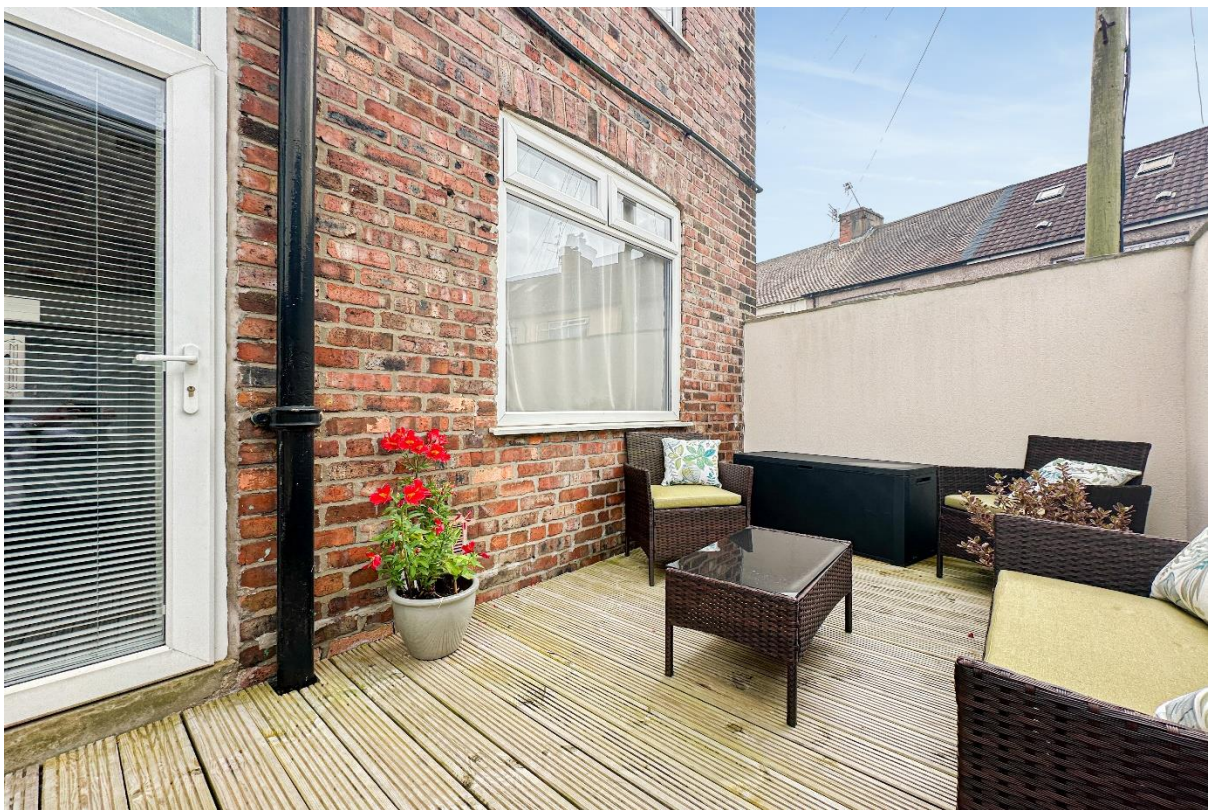












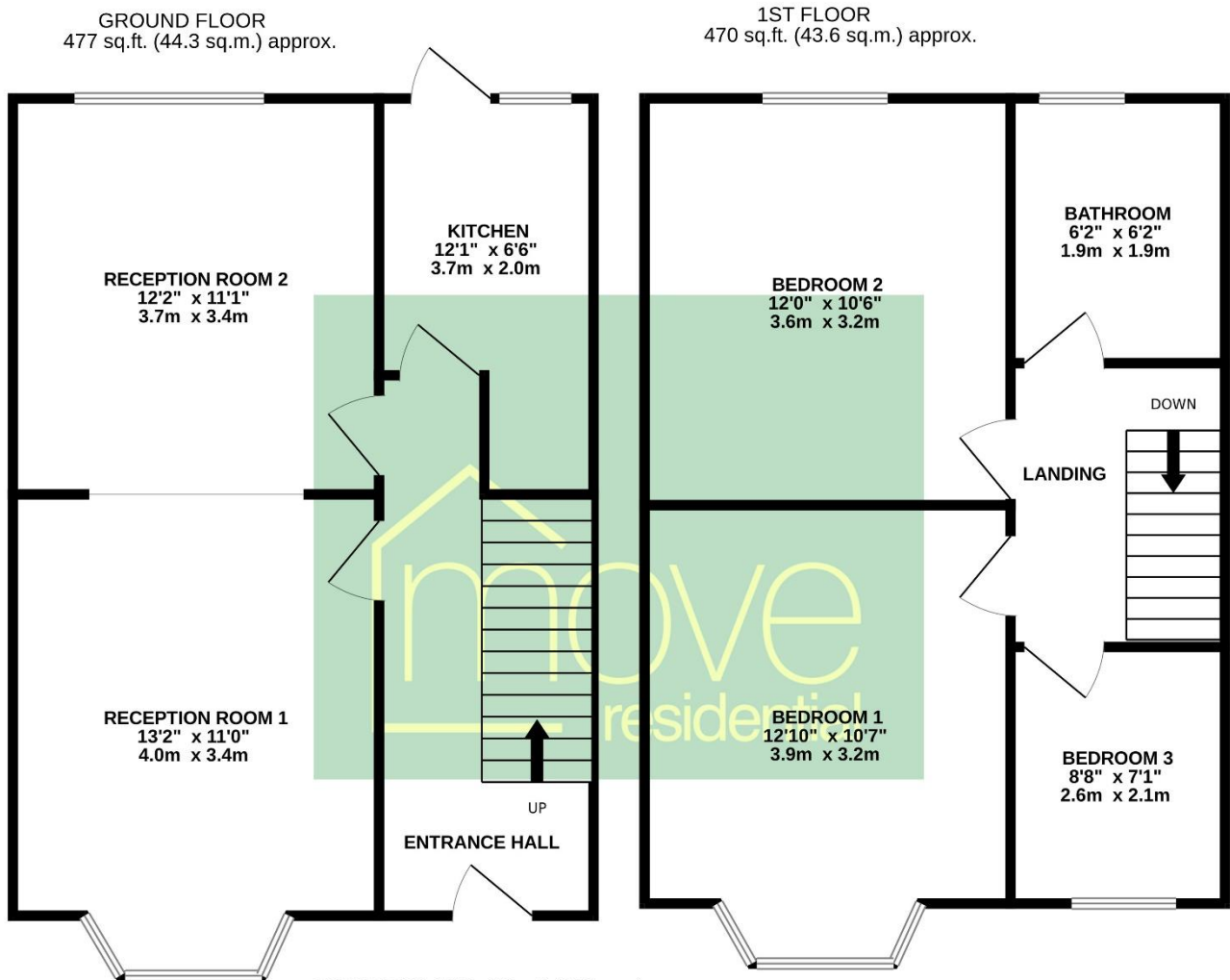
Description

Located on Boxdale Road in the highly desirable area of Mossley Hill, L18, is this lovely three bedroom end terrace home, welcomed to the sales market courtesy of appointed agents, Move Residential. This property is certain to make a fabulous future home for growing families, offering generous and beautifully presented living proportions throughout. Following through the inviting entrance hall, you are led into a spacious and tastefully decorated through reception room which comfortably accommodates a sitting area to the front and designated dining space to the rear. Enjoying a bay window, the sitting area is flooded with natural light and boasts an eye-catching feature fireplace, presenting a welcoming space to relax with family and friends, whilst the bright and airy dining area offers a delightful setting for enjoying mealtimes. Completing the ground floor is a modern galley style kitchen complete with a range of fitted base and wall units, complementary worktops and integrated appliances. Continuing up to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room. Each bedroom has been finished to an impeccable standard featuring plush carpeting throughout, and receiving an abundance of natural light, with the master bedroom further enjoying a large bay window and attractive fitted wardrobes. Concluding the interior of this wonderful home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a well-maintained decked rear yard, presenting an idyllic spot for enjoying al-fresco dining during the warmer 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



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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		90 B
69-80	C	69 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.