



Queensdale Road, Mossley Hill, Liverpool, L18 1LT

- Delightful Three Bedroom Terrace Property
- Well-Proportioned & Beautifully Presented
- Immaculately Finished Fitted Kitchen Diner
- Modern Three-Piece Family Bathroom Suite
- Located in Desirable Suburb of Mossley Hill
- Entrance Hall & Welcoming Family Lounge
- Two Spacious Double Rooms & Large Single
- Low Maintenance Enclosed Yard to the Rear



£280,000













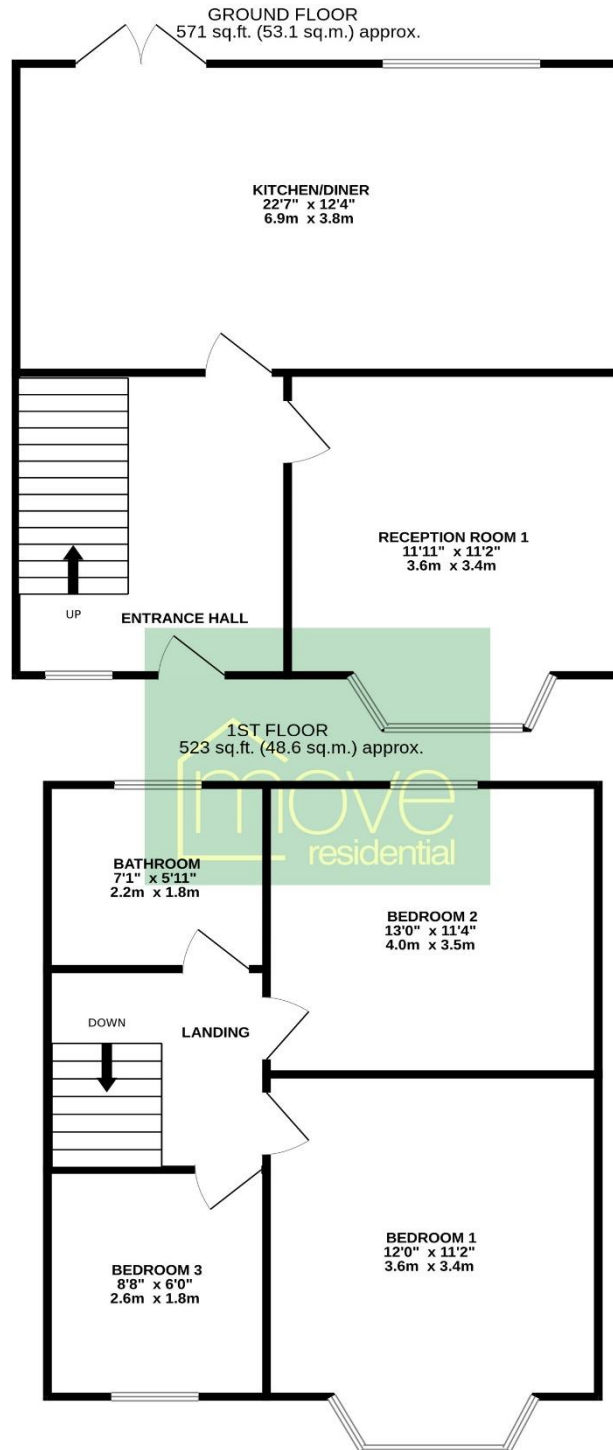
Description

Move Residential are thrilled to present to the sales market this delightful three bedroom mid terrace property, located on Queensdale Road in the ever-desirable suburb of Mossley Hill, L18. The property boasts a charming frontage and offers well-proportioned and beautifully presented accommodation throughout, promising to make a fabulous future home for growing families. An inviting entrance hall welcomes you into the property, featuring attractive wooden floorboards, and leads you through to a spacious family lounge, bathed in natural light courtesy of a walk-in bay window. Impeccably finished in a neutral tasteful décor with plush carpeting, this presents a welcoming space to relax and unwind. At the heart of the home is a generously sized and immaculately presented kitchen diner, complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space, an integrated dishwasher and a Belfast sink adding the perfect finishing touch. With ample room to accommodate a substantial dining table in front of the french doors which offer views and access out to the rear yard, this provides a brilliant sociable space for enjoying family mealtimes and entertaining guests. Completing the ground floor is a convenient storage space under the stairs. The first floor continues to impress, offering two substantially sized double bedrooms and a spacious single room, each finished to an excellent standard and receiving plenty of natural light, with the two double rooms enjoying eye-catching feature fireplaces and the master bedroom further benefitting from a huge bay window. Concluding the interior of this wonderful home is a modern three-piece family bathroom suite. Externally, the property is enhanced by a well-maintained enclosed rear yard which presents an ideal outdoor 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 café, 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 : 1094 sq.ft. (101.6 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 | 74 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.