

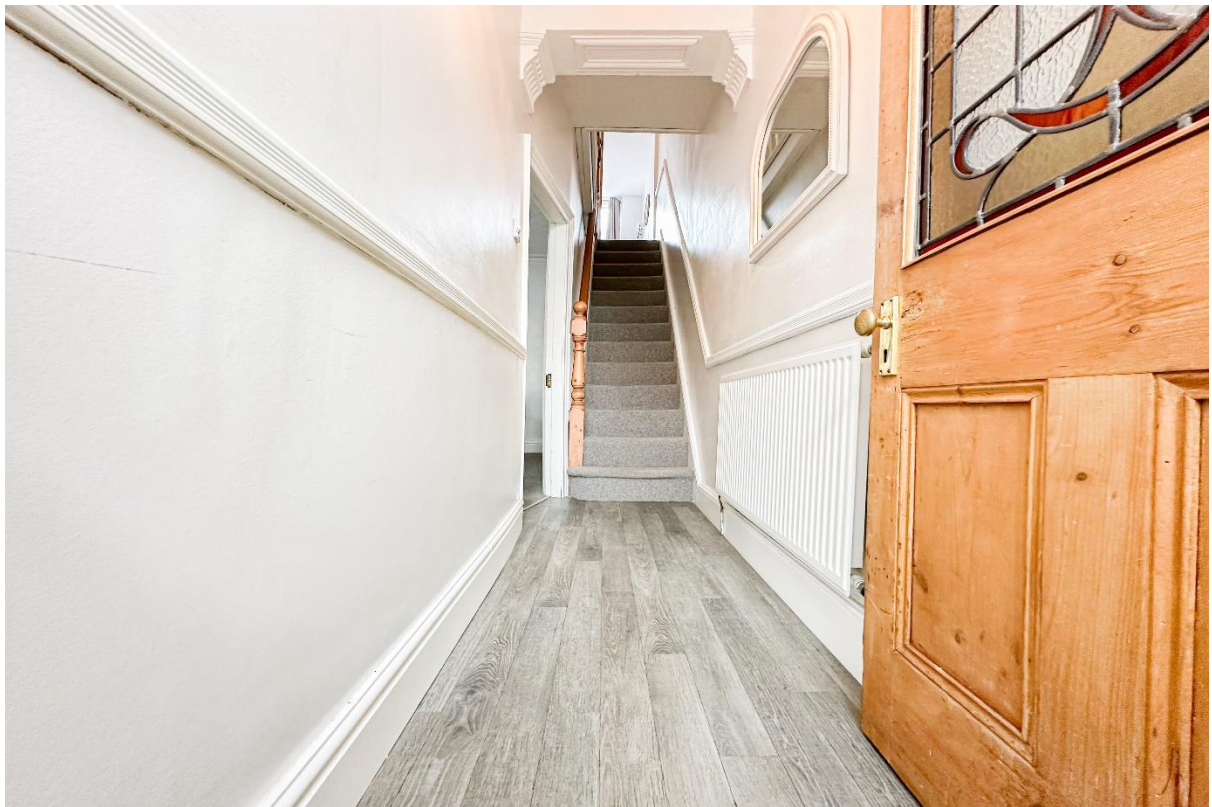


Alverstone Road, Mossley Hill, Liverpool, L18 1HB

- Charming Three Bedroom Mid Terrace Property
- Generous & Impeccably Presented Throughout
- Stylish Fitted Kitchen with Integrated Appliances
- Deluxe Tiled Four-Piece Family Bathroom Suite
- Prime Location in Desirable Area of Mossley Hill
- Entrance Hall & Bay-Fronted Through Lounge
- Two Spacious Double Bedrooms & Single Room
- Beautifully Maintained Enclosed Yard to Rear



£245,000



















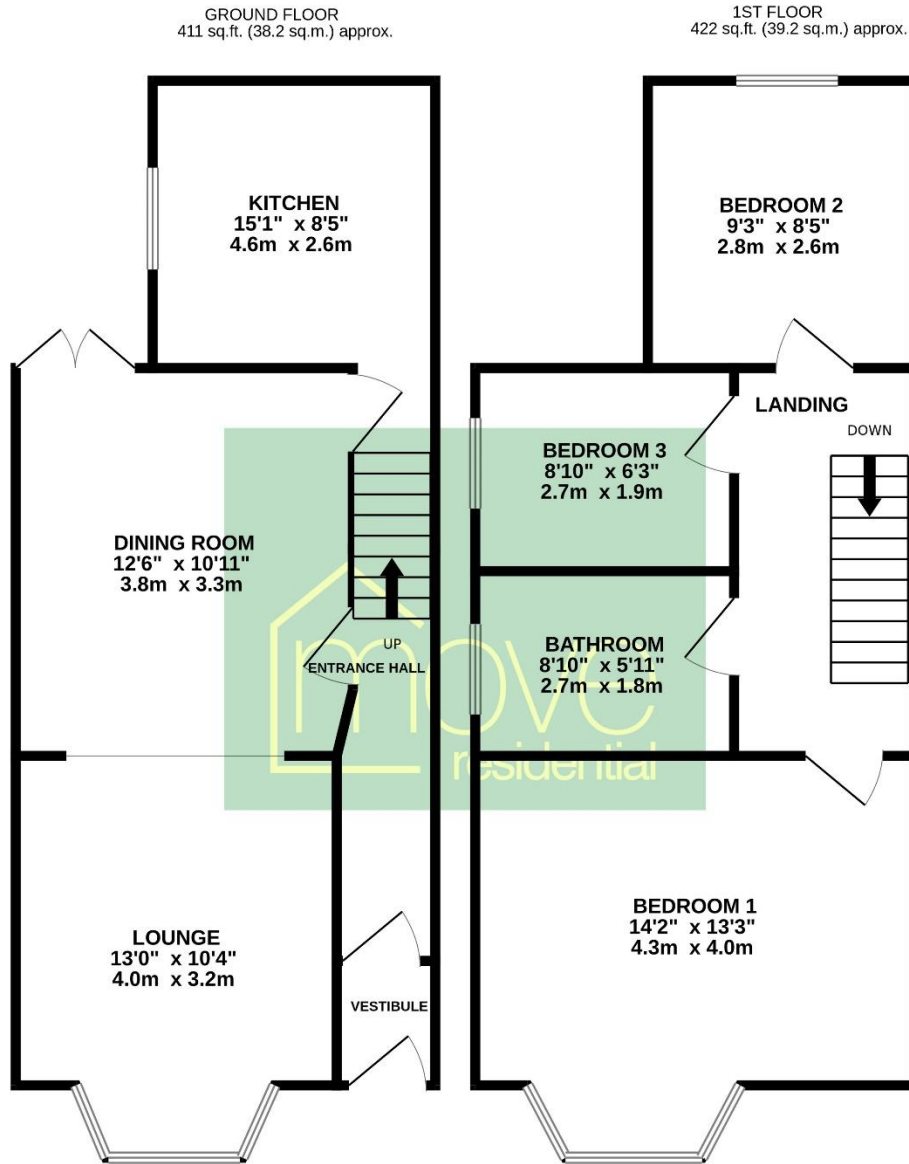
Description

Enjoying a prime location on Alverstone Road in the ever desirable suburb of Mossley Hill, L18, is this charming three bedroom mid terrace home, welcomed to the sales market courtesy of appointed agents, Move Residential. The property boasts an attractive frontage and offers generously proportioned and immaculately presented interiors within, promising to make a fantastic future home for a very lucky buyer. An inviting entrance hall greets you into the property, boasting an exquisite stained glass internal door, and leads you through to a spacious and beautifully finished through reception room offering ample room to accommodate both a sitting area to the front and dining area to the rear. The sitting area is flooded with natural light courtesy of a walk-in bay window and has been finished in a tasteful décor which showcases the ornate ceiling detailing and eye-catching feature fireplace, presenting a welcoming space to relax and unwind. The dining area enjoys a set of french doors offering access out to the rear yard and flooding the space with daylight, providing a delightful setting for enjoying family mealtimes and entertaining guests. Completing the ground floor is a modern kitchen which has evidently been designed to top specifications, featuring a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. The property continues to impress as you ascend to the first floor where you will discover two generously sized double bedrooms and a well-proportioned single room. Each room is impeccably presented and receives plenty of natural light, with the fabulous master bedroom occupying the full width of the property and enjoying a huge bay window. Concluding the interior of this lovely home is a deluxe fully tiled four-piece family bathroom suite. Externally, the property further benefits from a well-maintained enclosed yard to the rear which provides an idyllic spot for enjoying al-fresco dining during the warmer months.

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 : 833 sq.ft. (77.4 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		87 B
69-80	C		
55-68	D	67 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.