



Barndale Road, Mossley Hill, Liverpool, L18 1EN

- Delightful Three Bedroom Terrace Property
- Generously Sized & Beautifully Presented
- Lovely Dining Area & Stylish Fitted Kitchen
- Contemporary Style Family Bathroom Suite
- Enviable Location in Desirable Mossley Hill
- Entrance Hall & Welcoming Family Lounge
- Two Double Rooms & Large Single Room
- Well-Maintained Enclosed Yard to the Rear



Offers Over £270,000

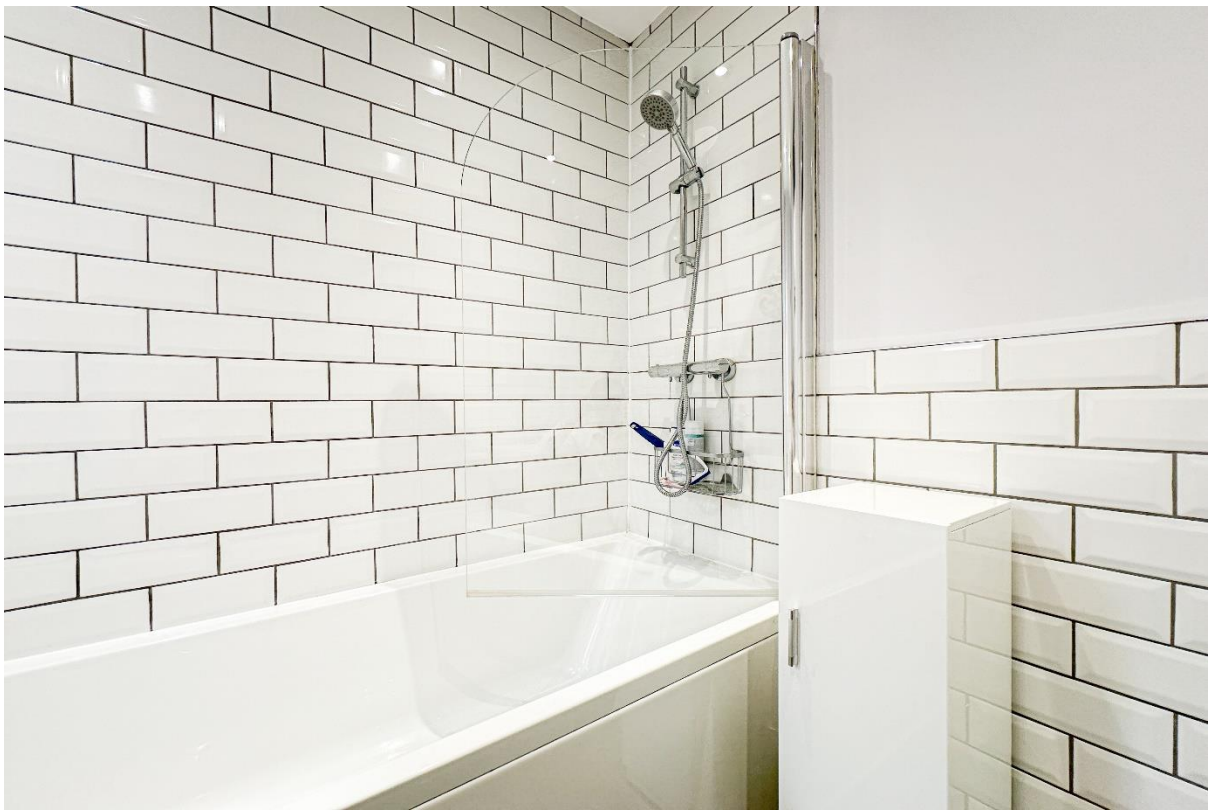














Description

Located on Barndale Road in the ever-desirable suburb of Mossley Hill, L18, is this delightful three bedroom mid terrace property, welcomed to the sales market courtesy of Move Residential. Boasting well-proportioned and beautifully maintained accommodation throughout, this promises to make a fantastic future home for a lucky buyer. An inviting entrance hall greets you into the home, leading through to a spacious through lounge, comfortably accommodating both a sitting and dining area. Bathed in natural light courtesy of bay-window, and tastefully decorated featuring plush carpeting and an eye-catching fireplace, this presents a welcoming social space for relaxing and enjoying mealtimes with family and friends. Following this is a modern fitted kitchen complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. Continuing up to the first floor you will find two generously sized double bedrooms and a large single room, each finished to an excellent standard and receiving plenty of daylight. Completing the interior of this lovely home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a meticulously maintained enclosed rear yard, presenting an idyllic spot for enjoying al-fresco dining during the warmer months.

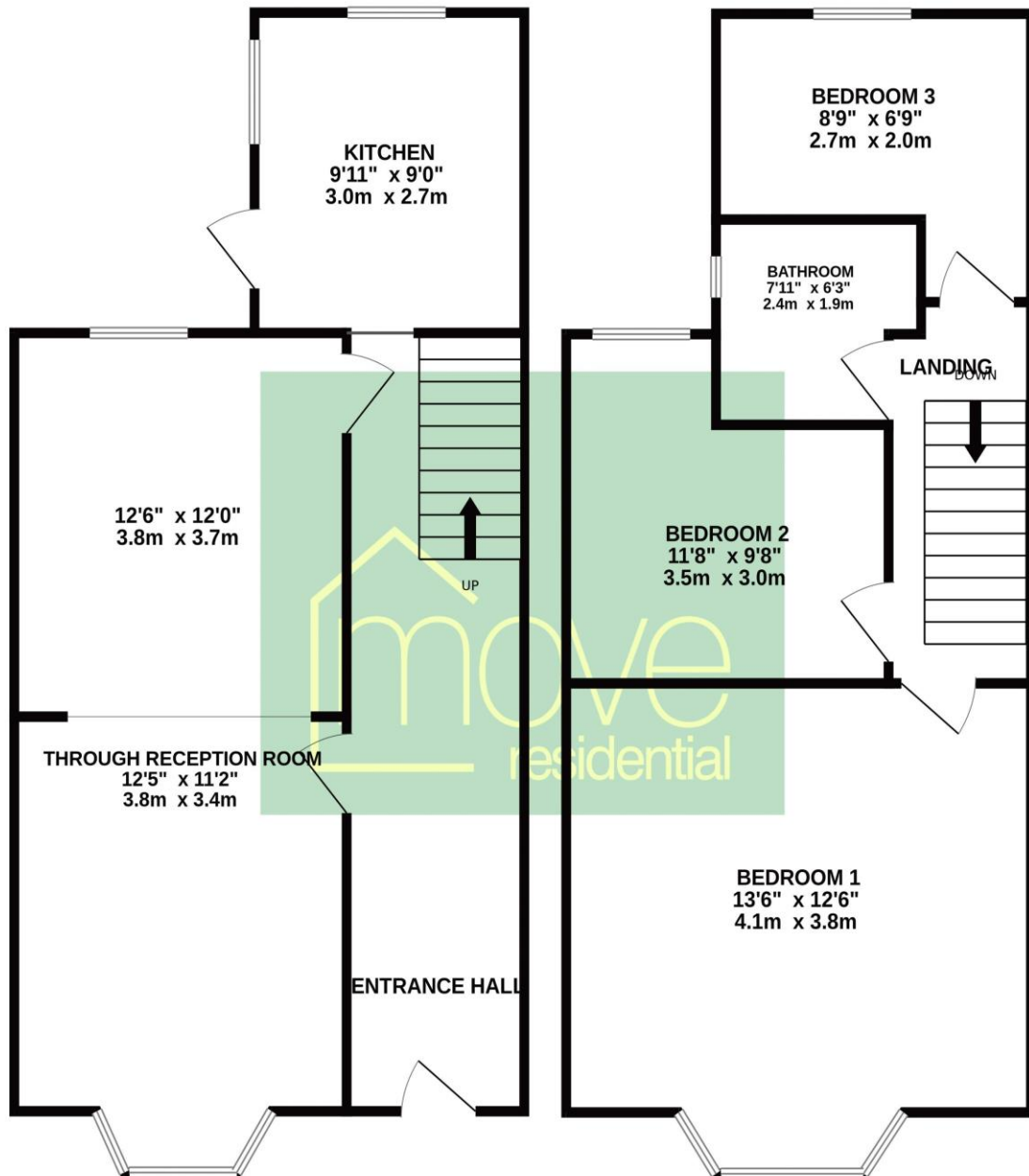
Location

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 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

GROUND FLOOR
519 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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		91 B
69-80	C	73 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.