



## Ribbledale Road, Mossley Hill, Liverpool, L18 5HD

- Delightful Three Bedroom Semi Detached Property
- Generous & Beautifully Presented Living Proportions
- Welcoming Living Room & Stylish Modern Kitchen
- Lovely Lawned Rear Garden with Paved Patio Area
- Prime Location in the Desirable Area of Mossley Hill
- Entrance Hall & Spacious Bay-Fronted Dining Room
- Three Spacious Bedrooms & Family Bathroom Suite
- Substantial Driveway Providing Off-Road Parking



Offers Over £375,000

















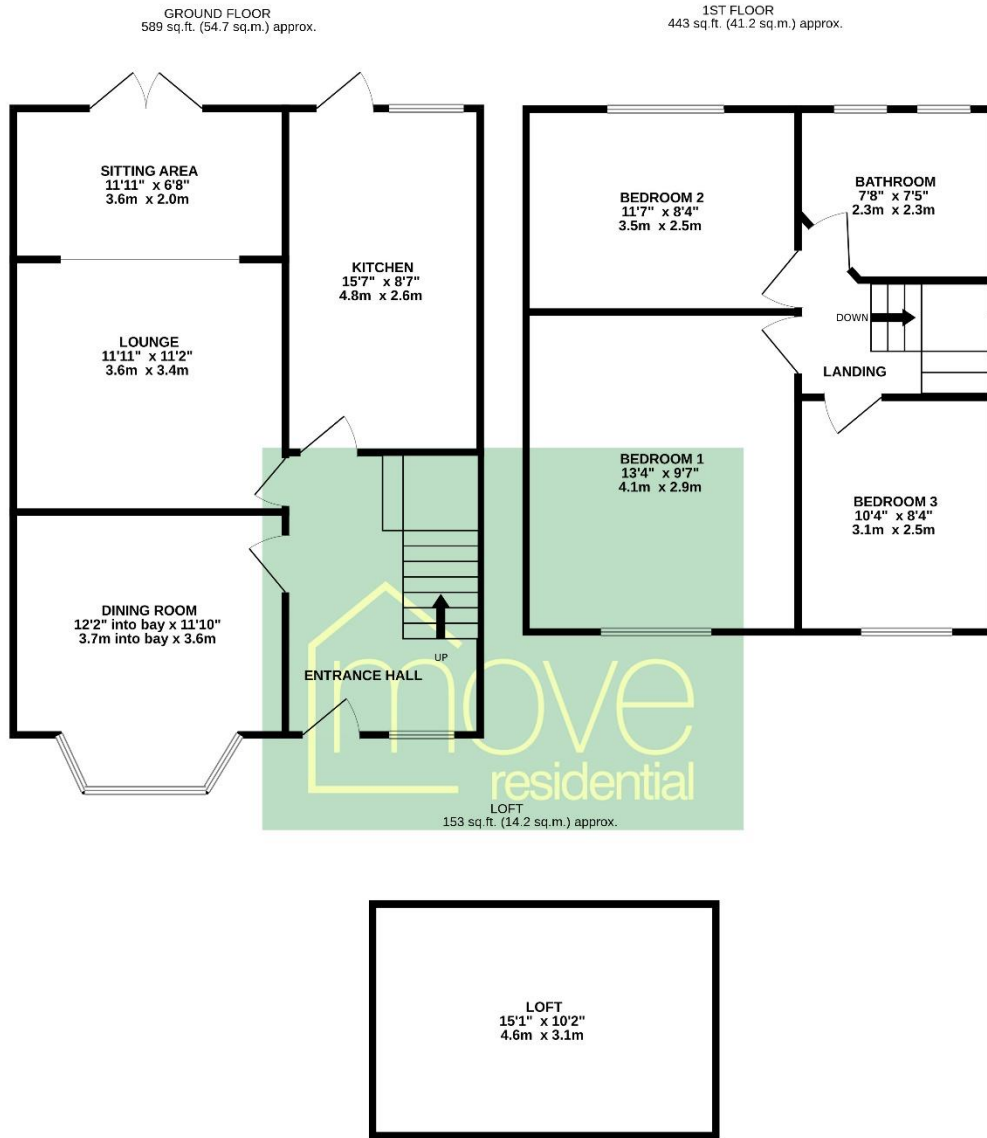
## **Description**

Enjoying a prime location on Ribbledale Road in the ever-desirable area of Mossley Hill, L18, is this delightful three bedroom semi detached home, welcomed to the sales market by appointed agents Move Residential. This property is certain to make a fantastic future home for a growing family, offering generously proportioned and beautifully presented living proportions throughout. An inviting entrance hall greets you into the property, leading through to a spacious front reception room which is bathed in natural light courtesy of a walk-in bay window. Finished in a neutral elegant décor featuring an attractive wood style flooring and an eye-catching fireplace, this presents a charming space for enjoying family mealtimes. This is followed by a generously sized and impeccably presented lounge, which offers a welcoming space to relax and unwind, enjoying a set of French doors which provide views and access out to the rear garden and flood the space with daylight. Concluding the ground floor is a substantial modern kitchen featuring a range of stylish fitted base and wall units, complementary worktops offering plentiful surface space and a range of sleek integrated appliances, with a breakfast bar providing the ideal spot for more casual dining. Continuing up to the first floor you will find three spacious bedrooms, each finished to an excellent standard featuring plush carpeting throughout and receiving plenty of natural light. Adding the finishing touch to this lovely home is a deluxe three-piece family bathroom suite, and sizable loft offers an abundance of additional storage space. Externally, the property further benefits from a brilliant rear garden consisting of a neatly maintained lawn and smartly paved patio area. To the front, a sizable driveway provides off-road parking.

## **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 : 1185 sq.ft. (110.1 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		
69-80	C		72 C
55-68	D		
39-54	E	52 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.