



## Ramilies Road, Mossley Hill, Liverpool, L18 1EE

- Charming Three Bedroom Mid Terrace Property
- Generously Proportioned & Beautifully Presented
- Second Reception Room & Modern Kitchen Diner
- Contemporary Style Three-Piece Family Bathroom
- Prime Location in Desirable Area of Mossley Hill
- Entrance Hall & Welcoming Bay-Fronted Lounge
- Three Bright & Generously Sized Double Bedrooms
- Well-Maintained Enclosed Yard to Rear of Property



Offers in Excess of £290,000



















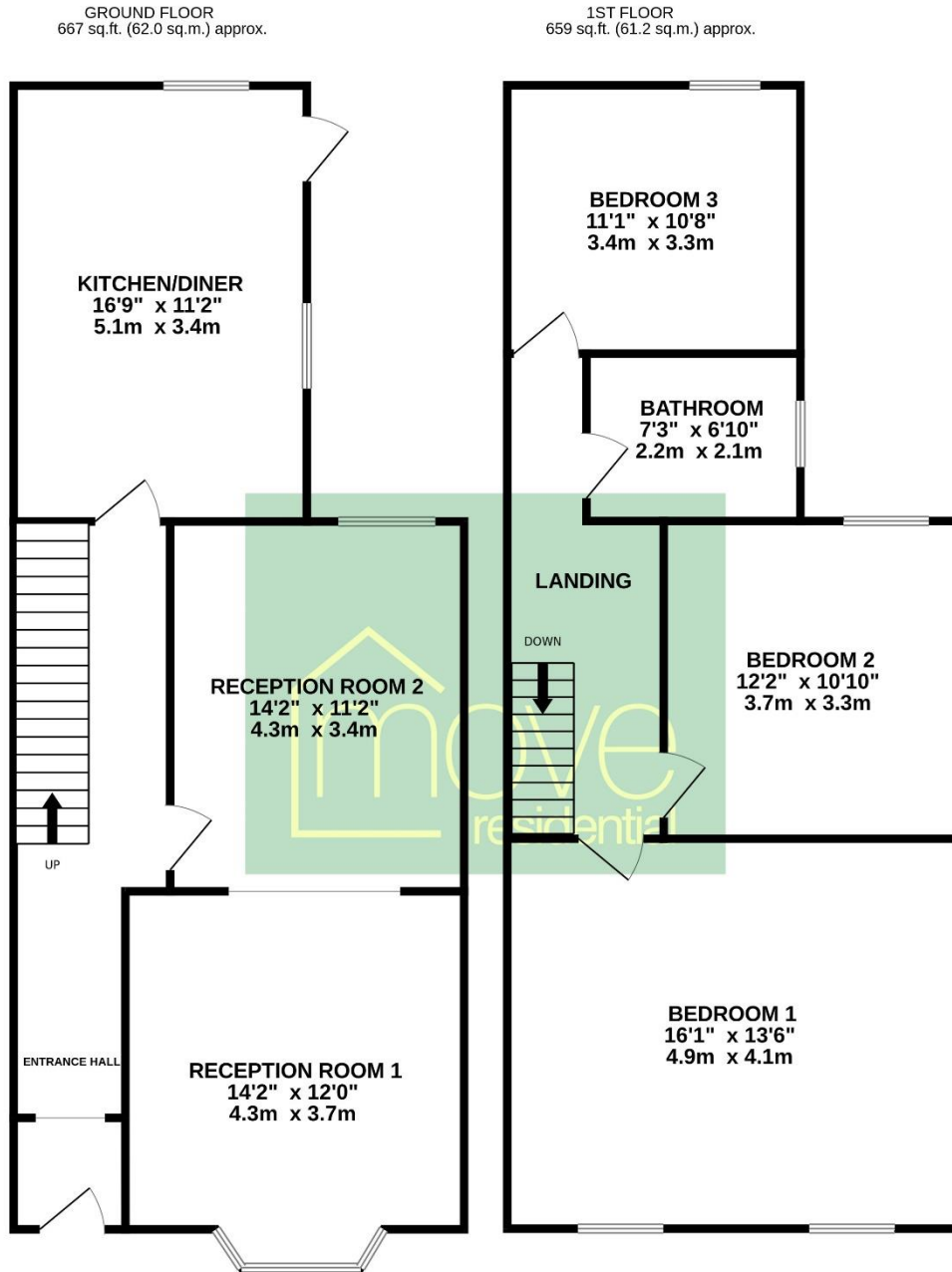
## **Description**

Enjoying a prime location on Ramilies Road in the highly desirable area of Mossley Hill, L18, is this delightful three bedroom mid terrace property, introduced to the sales market by appointed agents Move Residential. Boasting an attractive frontage with generously proportioned and beautifully presented accommodation throughout, this promises to make an ideal purchase for growing families. You are greeted into the property by an inviting entrance hall which leads through to a spacious family lounge awash with natural light courtesy of a bay window. Finished in a tasteful décor and featuring a cosy woodburning stove, this presents a welcoming setting to relax and unwind. The lounge flows seamlessly through to a second delightfully presented reception room which offers the perfect space for a playroom or a designated dining area. This is followed by a substantial modern kitchen diner complete with a range of attractive fitted base and wall units, complementary wood style worktops providing plentiful surface space, and a breakfast bar offering the ideal spot for more casual dining. There is ample room to accommodate a dining table making this a brilliant social space for enjoying family mealtimes and entertaining guests. Continuing up to the first floor, you will find three generously sized double bedrooms, each finished to an excellent standard featuring plush carpeting throughout and receiving plenty of daylight. Concluding the interior of this lovely home is a contemporary style three-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 summer 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 : 1326 sq.ft. (123.2 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	70 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.