



Zetland Road, Mossley Hill, Liverpool, L18 1HF

- Delightful Two Bedroom Terrace Property
- Brilliant Opportunity for First Time Buyers
- Hallway & Bay-Fronted Through Lounge
- Two Bright & Spacious Double Bedrooms
- Located in Desirable Area of Mossley Hill
- Generous & Well-Presented Throughout
- Fitted Galley Kitchen, Utility Room & WC
- Sizable Four-Piece Family Bathroom Suite

£210,000

Description

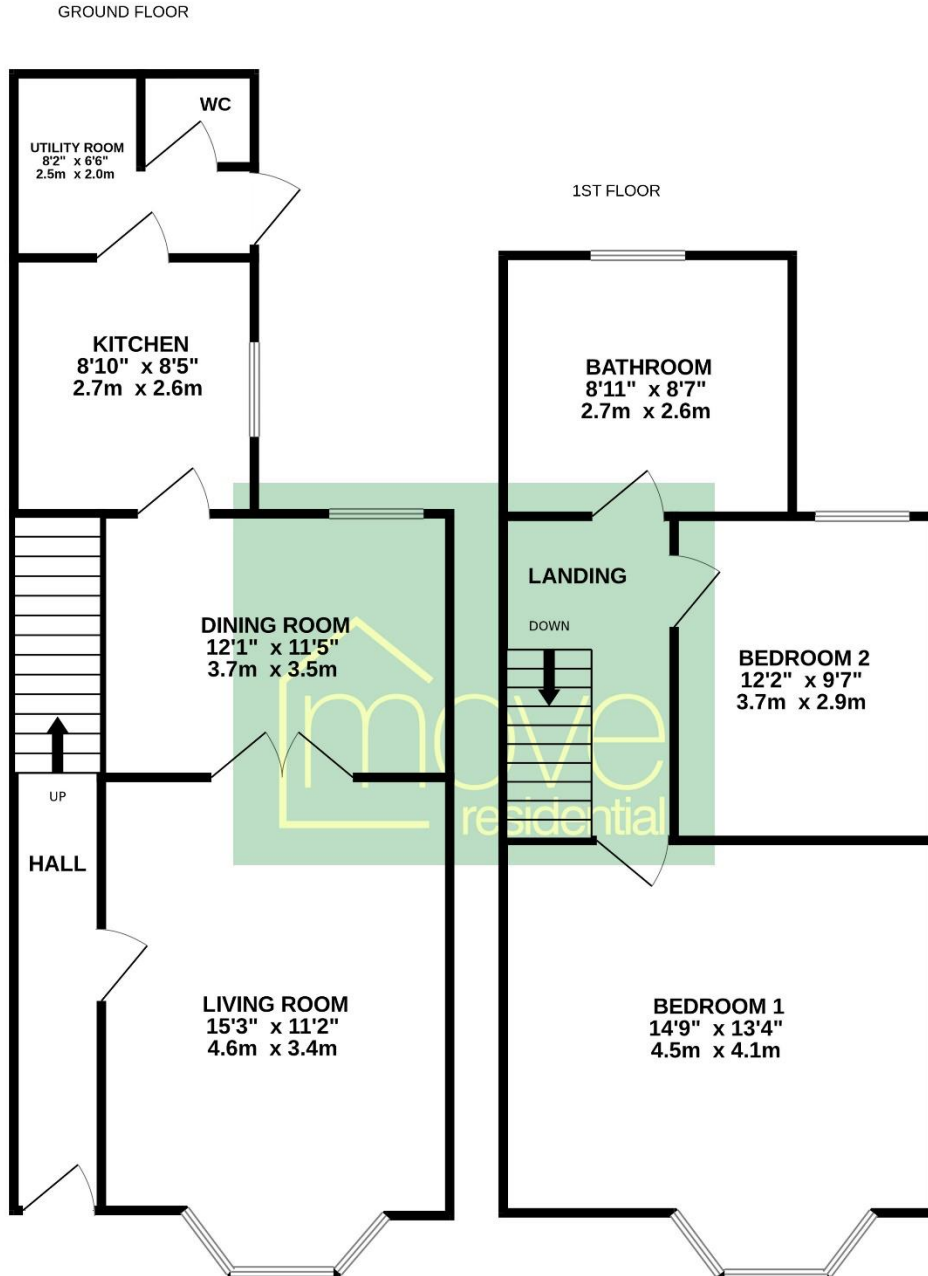
Enjoying a prime location in the highly desirable area of Mossley Hill, L18, is this delightful two bedroom mid terrace property, welcomed to the sales market by appointed agents Move Residential. Offering spacious and well-presented accommodation throughout, this presents an opportunity not to be missed for growing families or first-time buyers looking to get on the property ladder. Following through the inviting entrance hall, you are led into a generously sized through lounge which offers ample room to accommodate both a sitting and dining area. Awash with natural light courtesy of a bay window and boasting a feature fireplace, this presents a welcoming social space for relaxing and enjoying mealtimes. Following this is a galley kitchen complete with a range of fitted base and wall units and plentiful worktop space. Concluding the ground floor is a well-equipped utility room and a convenient WC. Continuing up to the first floor, you will discover two generously sized double bedrooms, each finished to an excellent standard and receiving plenty of natural light, with the master bedroom further enjoying a bay window. Accompanying the bedrooms is a four-piece family bathroom suite, and completing the interior of this lovely home is a loft space complete with velux windows and a radiator.

Additional photos are to follow.

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



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		88 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.