



## Queens Drive, Mossley Hill, Liverpool, L18 1JP

- Wonderful Three Bedroom Semi Detached Residence
- Generous & Beautifully Presented Living Proportions
- Open Plan Extended Kitchen Diner & Downstairs WC
- Large Single Room & Deluxe Family Bathroom Suite
- Enviably Located in the Desirable Area of Mossley Hill
- Porch, Entrance Hall & Inviting Bay-Fronted Lounge
- Two Bright & Well-Proportioned Double Bedrooms
- Lovely Garden, Detached Garage & Off-Road Parking



£375,000



















## **Description**

Enviably located on the desirable Queens Drive in the sought-after area of Mossley Hill, L18, is this wonderful three bedroom semi detached home, proudly presented to the sales market by appointed agents Move Residential. Having been extended to a high standard, this property offers generous and versatile living proportions ideal for sociable family living, and with beautifully finished interiors throughout, this presents an opportunity not to be missed for those looking for their forever family home in one of South Liverpool's most desirable suburbs. An inviting entrance hall greets you into the home leading through to a spacious family lounge, bathed in natural light courtesy of a bay window. Finished in a bold and tasteful décor and boasting an eye-catching fireplace and shutter blinds, this presents a welcoming space to relax and unwind. This is followed by an extended kitchen diner which offers a sociable setting for enjoying family mealtimes and entertaining guests. The modern kitchen is complete with a range of attractive fitted base and wall units and complementary worktops providing plentiful surface space, whilst the impeccably presented dining area enjoys a feature fireplace as well as views and access out to the lovely rear garden. Concluding the ground floor is a convenient WC located under the stairs. Ascending to the first floor, you will find two generously sized double bedrooms and a well-proportioned single bedroom, each finished to an excellent standard featuring plush carpeting throughout. All rooms receive plenty of natural light with the two double bedrooms further benefiting from bay windows. Adding the finishing touch to this delightful home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a sizable rear garden made up of a neatly maintained lawn area and smartly flagged patio presenting the ideal spot for al-fresco dining. A detached garage offers an abundance of additional storage space and would also make a brilliant gym or home office. To the front, a substantial paved driveway provides ample off-road parking for two vehicles.

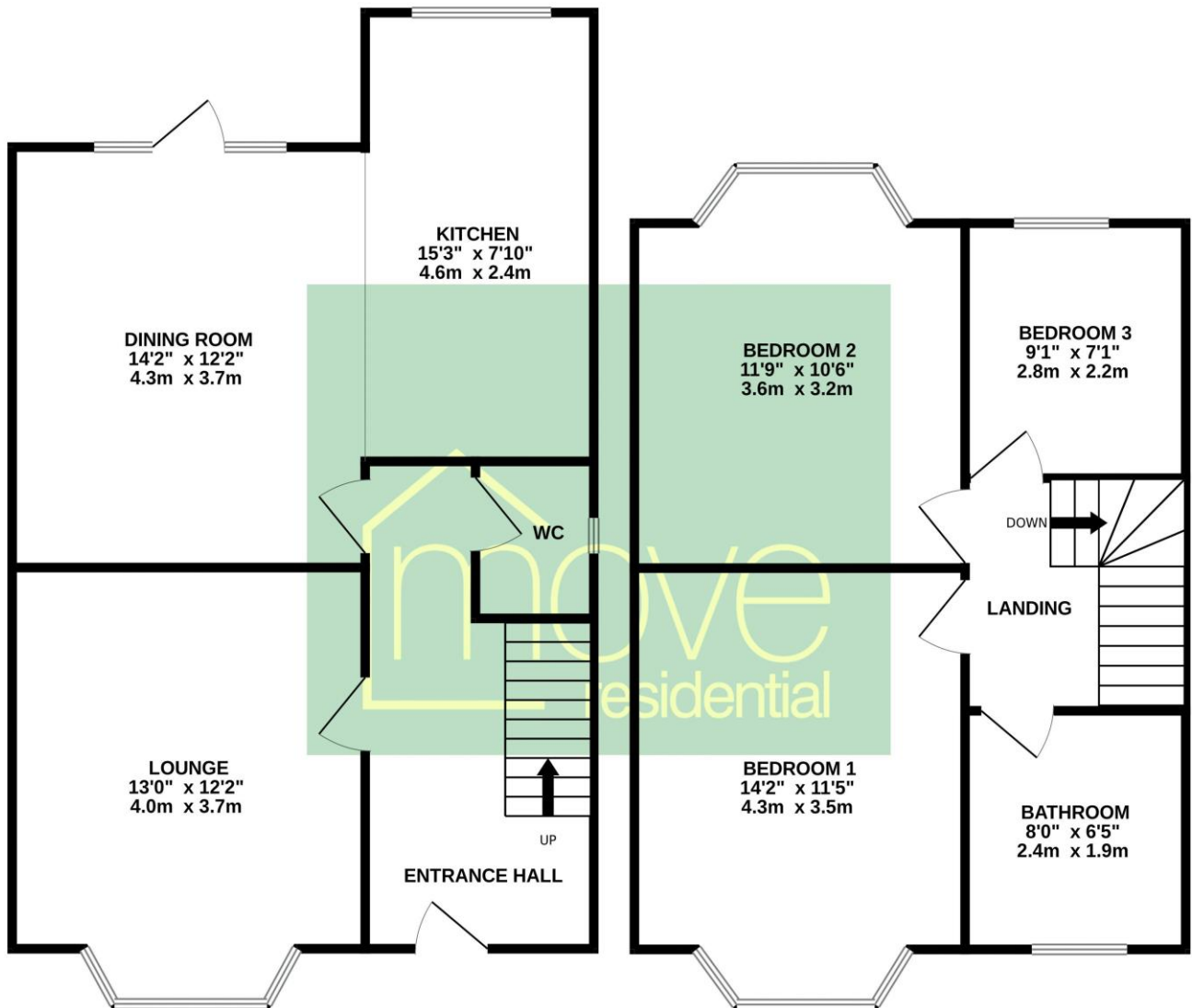
## **Location**

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

GROUND FLOOR  
594 sq.ft. (55.1 sq.m.) approx.

1ST FLOOR  
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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		87 B
69-80	C		
55-68	D	65 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.