



Queens Drive, Mossley Hill, Liverpool L18 1JL

- Brilliant Four Bedroom Semi Detached Home
- Well Proportioned & Bursting with Potential
- Extended Fitted Kitchen & Ground Floor WC
- Luxurious Three-Piece Family Bathroom Suite
- Located in the Desirable Area of Mossley Hill
- Entrance Hall & Two Large Reception Rooms
- Four Bright & Generous Double Bedrooms
- Flagged Garden, Garage & Off-Road Parking



£475,000

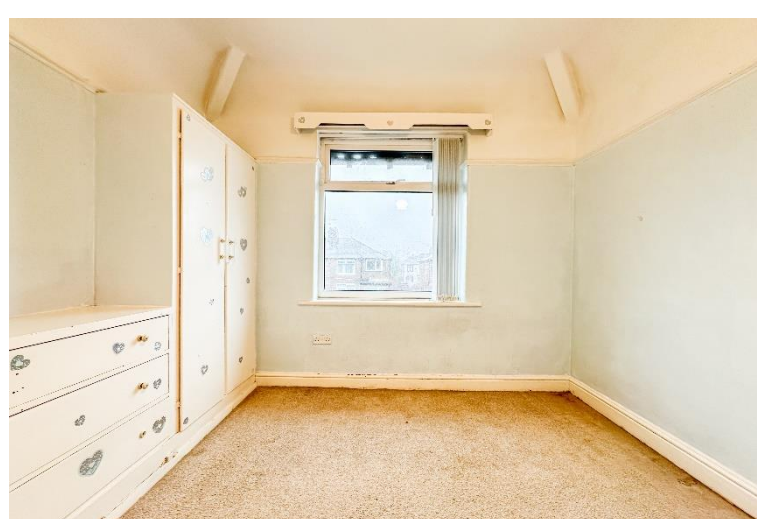
















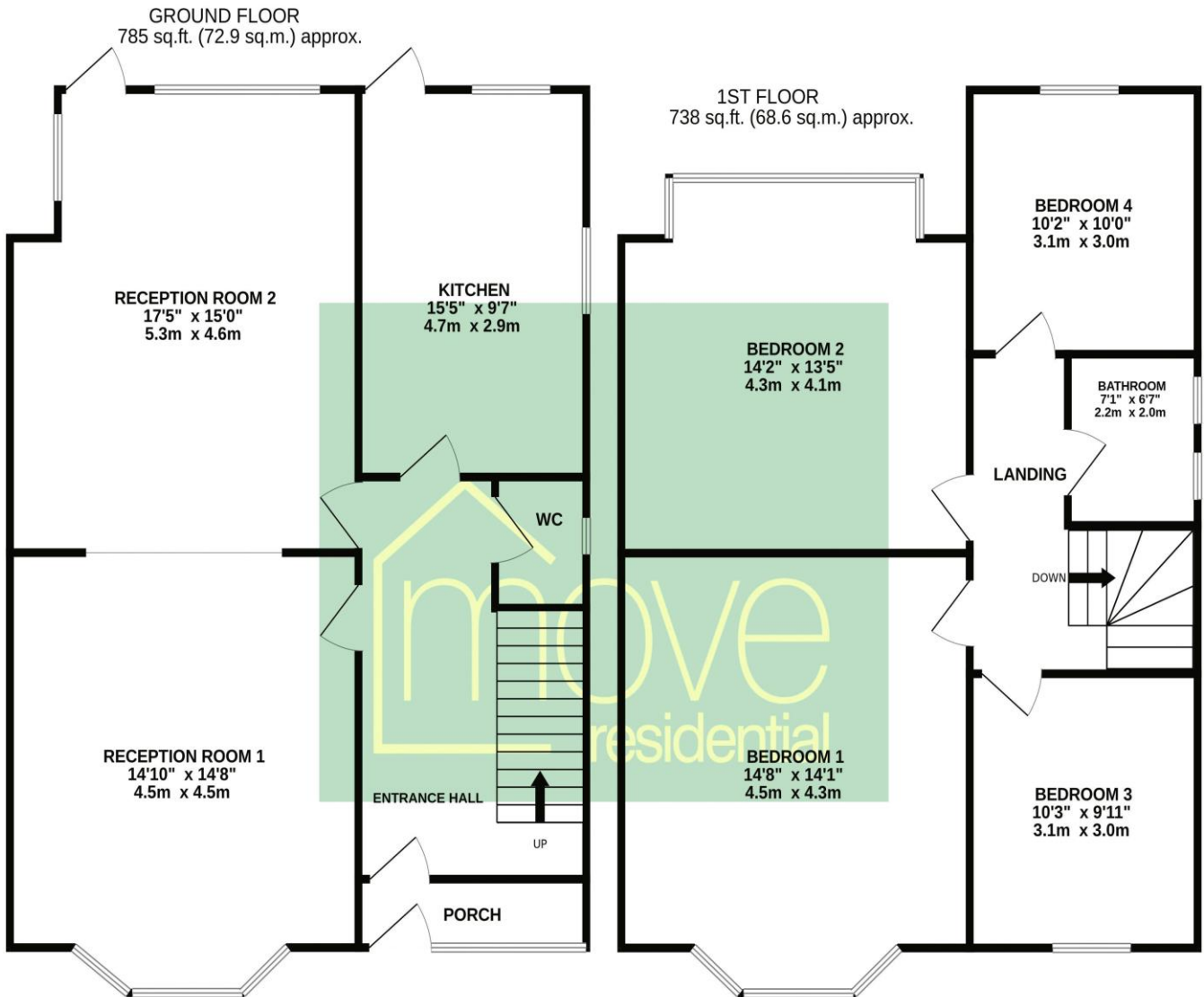
Description

Standing proudly on the prestigious Queens Drive located in the ever-desirable area of Mossley Hill, L18, is this brilliant four bedroom semi detached property, welcomed to the sales market by appointed agents Move Residential. Boasting generous living proportions which are bursting with potential throughout, this presents an opportunity not to be missed for those searching for a family home they can put their own stamp on. Following through the porch and entrance hall you are led into a bright and spacious bay-fronted family lounge which flows seamlessly into a second substantial reception room enjoying views and access out to the rear garden. There is a generous extended kitchen which is complete with a range of fitted base and wall units and plentiful worktop space, and with ample room to accommodate a dining table, this promises to make a fantastic social space for enjoying family mealtimes. Concluding the ground floor is a convenient WC located under the stairs. Continuing up to the first floor you will find four generously sized double bedrooms, each receiving an abundance of natural light, with the two main bedrooms enjoying bay windows. Completing the interior of this home is a luxurious three-piece family bathroom suite featuring chic patterned flooring. Externally, the property enjoys a sizable flagged garden to the rear which is also home to a detached garage offering additional storage space. To the front, a driveway provides off-road parking. A viewing is recommended to fully appreciate the exciting possibilities that this promising residence has to offer, making an ideal purchase for those looking to tailor a property to their own tastes.

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 : 1523 sq.ft. (141.5 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	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.