



Elmsdale Road, Mossley Hill, Liverpool, L18 1LX

- Promising Three Bedroom Mid Terrace Property
- Well-Proportioned & Brimming with Potential
- Second Substantial Reception Room & Kitchen
- Single Bedroom & Three-Piece Bathroom Suite
- Enviably Located in the Desirable Mossley Hill
- Entrance Hall & Spacious Bay-Fronted Lounge
- Two Bright & Generously Sized Double Rooms
- Low-Maintenance Enclosed Yard to the Rear



£255,000











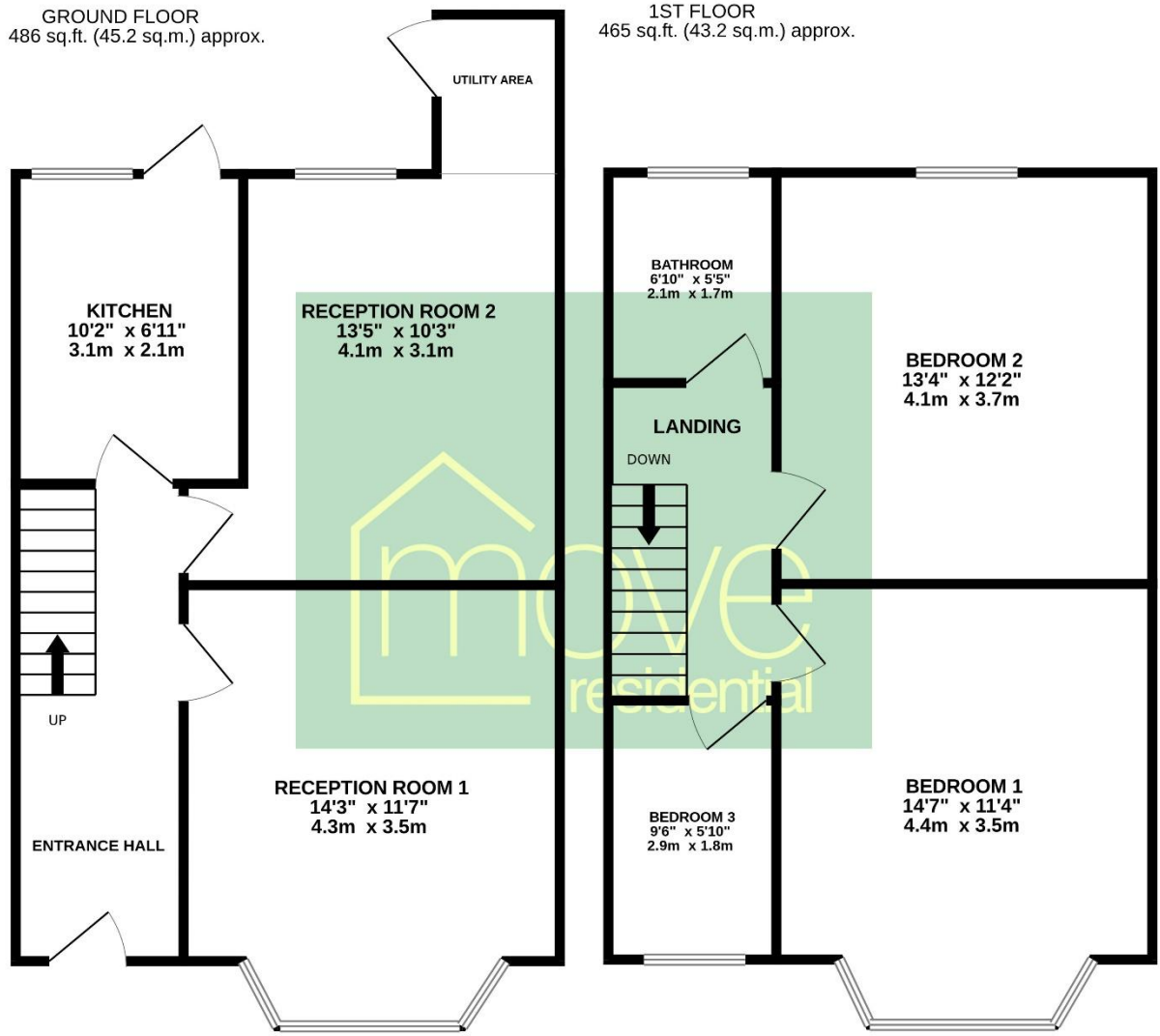
Description

Enjoying a prime location on Elmsdale Road in the heart of the highly desirable area of Mossley Hill, L18, is this promising three bedroom mid terrace home, welcomed to the sales market by appointed agents Move Residential. The property offers generous living proportions which are bursting with potential throughout and is ready and waiting to be purchased by a lucky buyer who will put their own stamp on it. Following through the entrance hall you are guided into a spacious lounge, which is awash with natural light courtesy of a bay window. Boasting wonderfully high ceilings and attractive wood flooring this promises to make a welcoming space to relax and unwind. This is followed by a second substantial reception room providing the ideal area for enjoying family mealtimes, leading through to a sizable kitchen which offers plenty of scope for modernisation. Continuing up to the first floor you will discover two generously sized double bedrooms along with a well-proportioned single room, each receiving an abundance of natural light with the master bedroom enjoying a bay window. Adding the finishing touch to the interior of this home is a three-piece family bathroom suite featuring a roll-top bathtub. Externally, the property further benefits from a low-maintenance enclosed yard to the rear. A viewing is highly recommended to fully appreciate the exciting possibilities that this home has to offer.

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 : 951 sq.ft. (88.4 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		90 B
69-80	C	73 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.