



Gorsebank Road, Mossley Hill, Liverpool, L18 1HL

- Promising Two Bedroom Mid Terrace Property
- Rare Find - Available with No Onward Chain
- Hall, Family Lounge, Dining Room & Kitchen
- Contemporary Style Three-Piece Bathroom
- Located in the Desirable Area of Mossley Hill
- Well-Proportioned & Bursting with Potential
- Two Bright & Substantial Double Bedrooms
- Low-Maintenance Enclosed Yard to the Rear



£230,000











Description

This promising two bedroom terrace property presents an opportunity not to be missed for those searching for a home they can put their own stamp on. Available for sale with no onward chain, this property enjoys a prime location on Gorsebank Road in the highly desirable area of Mossley Hill, L18, and offers generous living proportions which are practically bursting with potential. Following through the entrance hall, you are led into a spacious family lounge. Awash with natural light courtesy of a walk-in bay window and enjoying wonderfully high ceilings and an exquisite feature fireplace, this promises to make a welcoming setting to relax. This is followed by a second substantial reception room which provides the ideal space for enjoying family mealtimes and entertaining guests, flowing seamlessly into the sizable kitchen which offers exciting scope for modernisation. Continuing up to the first floor, you will discover two bright and generous double bedrooms, accompanied by a contemporary style three-piece family bathroom suite. Externally, an enclosed rear yard offers a low-maintenance outdoor spot for enjoying al-fresco dining during the warmer months. A viewing is highly recommended to fully appreciate the possibilities that this charming property has to offer.

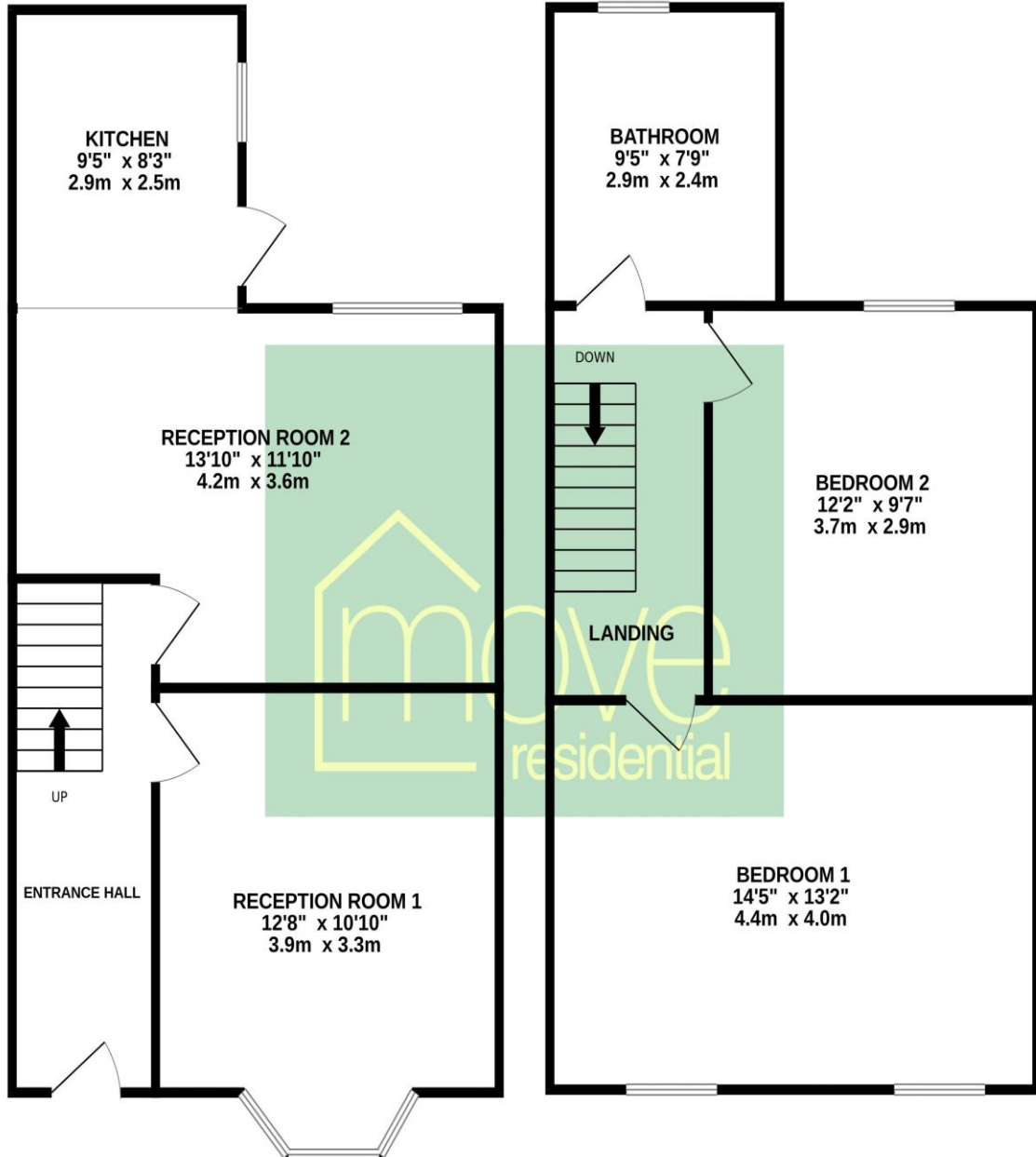
Location

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

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 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		92 A
81-91	B		
69-80	C	72 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.