



Rose Lane, Mossley Hill, Liverpool, L18 5ED

- Charming Two Bedroom Terrace Property
- Well-Proportioned & Beautifully Finished
- Open Plan Kitchen, Dining & Living Space
- Striking Four-Piece Family Bathroom Suite
- Located in Desirable Area of Mossley Hill
- Entrance Hall & Spacious Reception Room
- Two Bright & Generously Sized Bedrooms
- Well-Maintained Enclosed Yard to the Rear



£300,000

















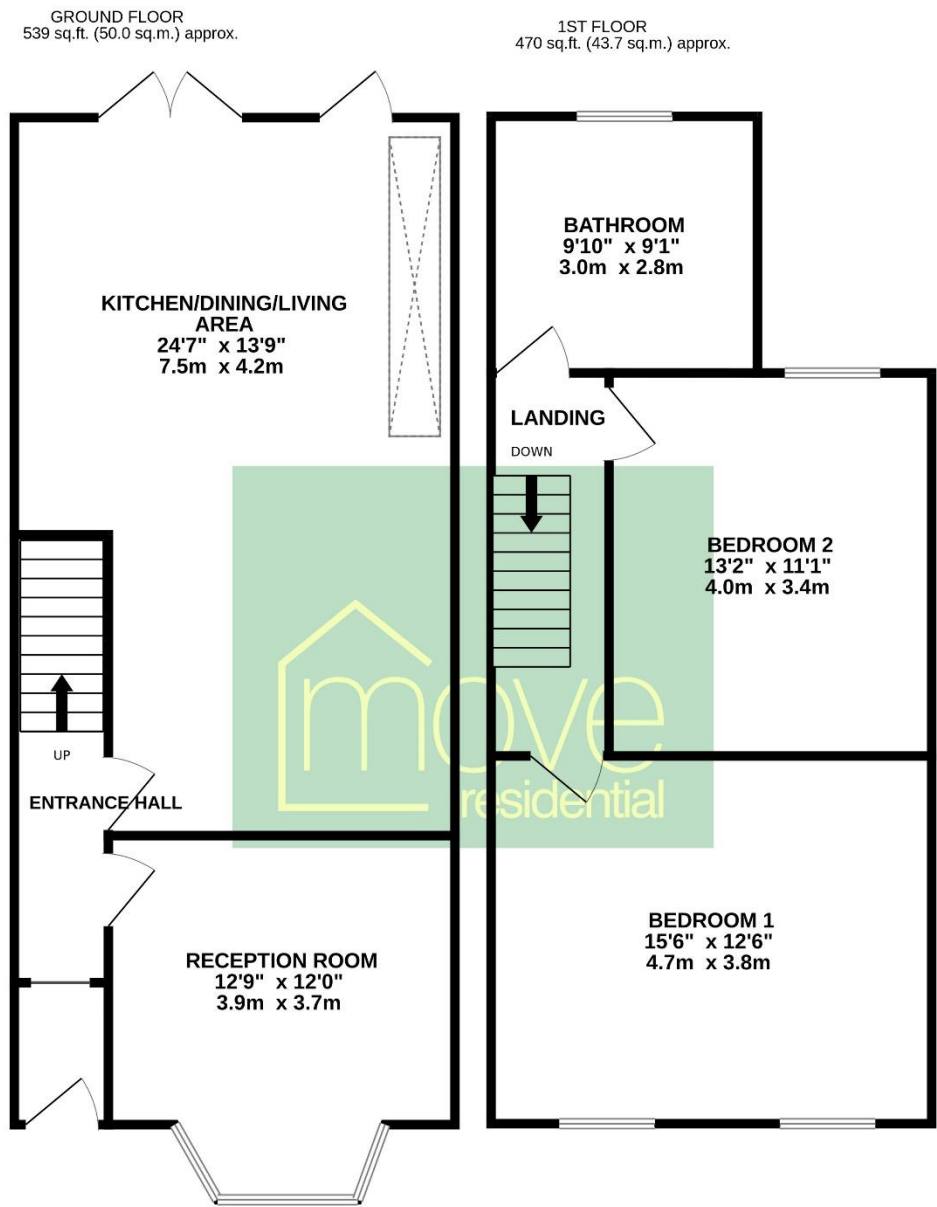
Description

This truly charming two bedroom mid terrace home, enjoying a prime location on Rose Lane in the desirable area of Mossley Hill, L18, is proudly presented to the sales market by appointed agents Move Residential. Boasting an attractive rendered frontage, the property offers generous and impeccably presented living proportions throughout, promising to make an enviable future home for a very lucky buyer. An inviting entrance hall greets you into the home, leading through to a spacious family lounge, which is bathed in natural light courtesy of a walk-in bay window. Finished in a tasteful décor which complements the attractive wood flooring, exquisite fireplace and ornate ceiling detailing, this presents a welcoming space to relax and unwind. The rear of the property has been opened up to create a fantastic kitchen dining and living space, ideal for sociable living. The sitting area centres around a stunning fireplace and flows seamlessly into the kitchen complete with a range of elegant base and wall units, complementary worktops, and a Belfast sink adding the perfect finishing touch. An extension to the side accommodates the dining area, boasting an orangery roof which floods the space with daylight, presenting a delightful setting for enjoying mealtimes and entertaining guests. This open plan room further benefits from a set of French doors providing views and access out to the lovely rear yard. The property continues to impress as you ascend to the first floor, where you will discover two generously sized double bedrooms, both beautifully presented and receiving plenty of natural light. Accompanying the sleeping accommodation is a striking four-piece bathroom suite which evokes a vintage charm, showcasing a fabulous roll top bathtub. Externally, the property further benefits from a lovingly maintained rear yard consisting of a smartly flagged patio and a decorative pebbled area, providing an idyllic outdoor space for enjoying al-fresco dining and entertaining during the summer.

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 café, 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 : 1009 sq.ft. (93.7 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

Awaiting Image.

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.