

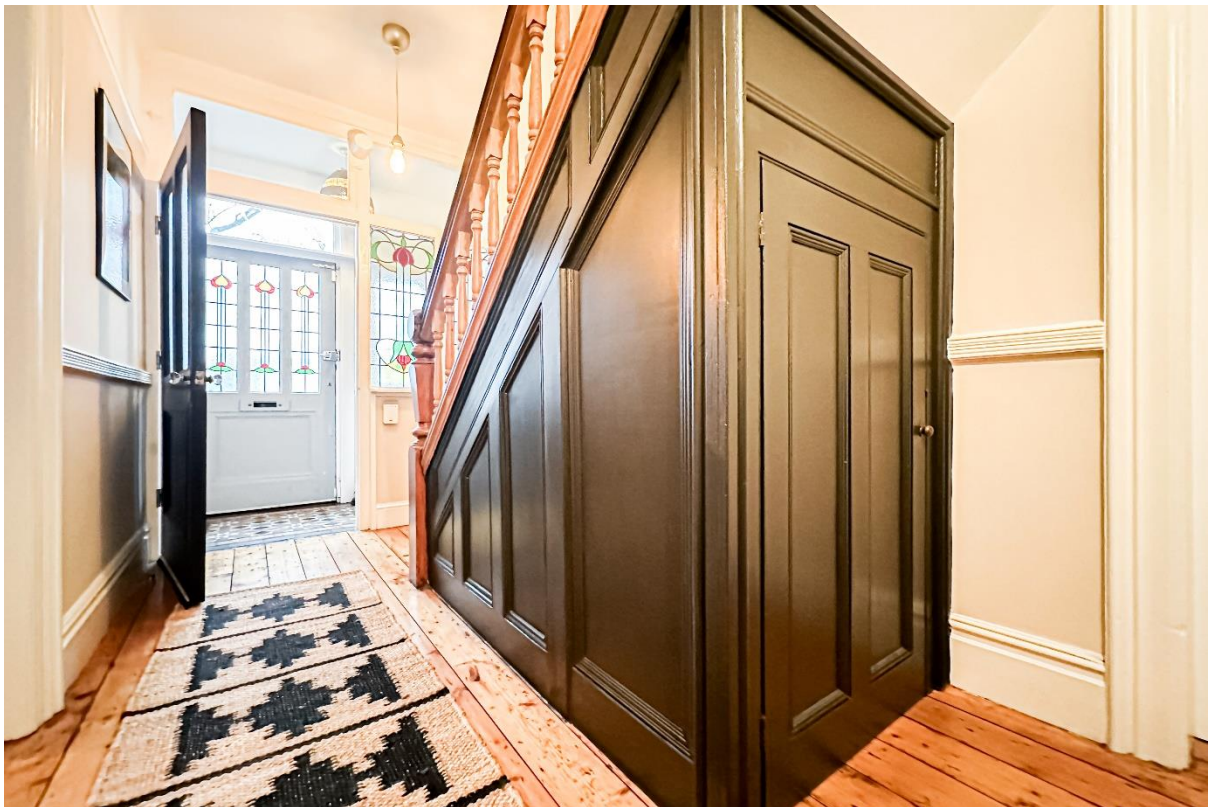


Wyndcote Road, Mossley Hill, Liverpool, L18 2EB

- Exceptional Five Bedroom End Terrace Property
- Expansive & Impeccably Finished Throughout
- Kitchen Dining & Living Area, Utility & Pantry
- Ensuite Shower Room & Main Family Bathroom
- Enviably Located In The Heart of Mossley Hill
- Entrance Hall & Stunning Bay-Fronted Lounge
- Five Bright & Beautifully Presented Bedrooms
- South-Facing Yard to Rear & Detached Garage



£525,000





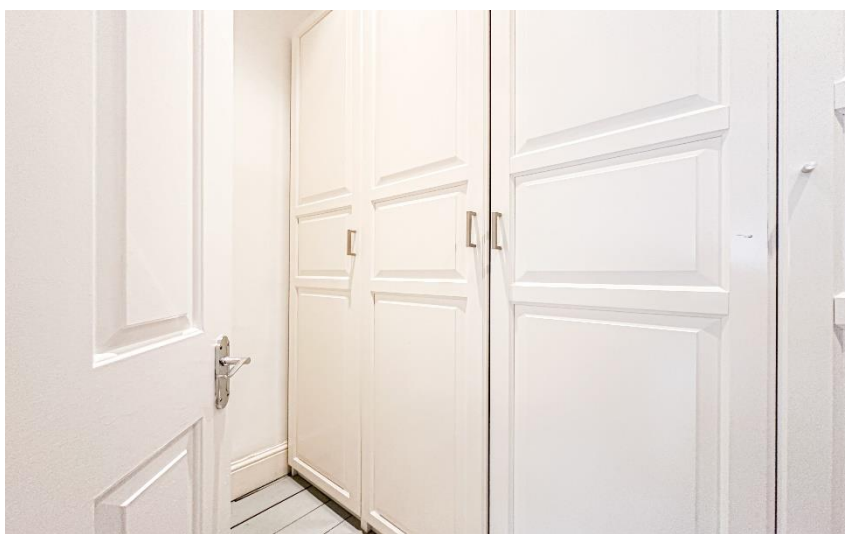






















Description

Enjoying an enviable location on Wyndcote Road in the heart of the ever-desirable area of Mossley Hill, L18, is this truly exceptional five bedroom end terrace home, proudly showcased to the sales market by appointed agents Move Residential. Having been substantially extended to a high standard, this property offers expansive living proportions which have been thoughtfully designed to meet the needs of modern family living. The interiors have been finished to the most exemplary specifications throughout whilst remaining sympathetic to the character of the property, evoking a timeless charm. This residence promises to make an incomparable future home for an extremely lucky family. Entering the property via the exquisite stained glass door, you are welcomed by a vestibule and inviting entrance hall, leading through to a spacious family lounge which is bathed in natural light courtesy of a bay window. Finished in a refined décor featuring a wood burning stove and eye-catching floorboards, this presents an utterly charming space to relax and entertain guests. At the heart of the home is a sensational open plan kitchen dining and living area which presents the ultimate setting for social living, perfectly suited to enjoying family mealtimes and hosting on a grander scale. The kitchen is complete with a range of elegant fitted units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. The spectacular centre island incorporates a gas hob, and there is ample room to accommodate a dining table next to the stylish wood panelled wall, where bi-fold doors flood the space with natural light and offer seamless access out to the rear yard. The dining area flows into a beautifully presented sitting room finished in a fresh décor which centres around a welcoming fireplace. Concluding the extensive ground floor is a well-equipped utility room and pantry, both accessed from the kitchen. The outstanding quality continues to the first floor where you will discover the three generously proportioned bedrooms, each finished to an impeccable standard and receiving plenty of natural light, with the fabulous master bedroom benefitting from a huge bay window. The third bedroom enjoys the added luxury of a deluxe ensuite shower room and accompanying the sleeping accommodation is an opulent four-piece family bathroom suite boasting a spectacular roll top bathtub. At the pinnacle of the property, the second floor is home to the two remaining substantial bedrooms, both tastefully decorated and enjoying velux windows which flood the rooms with light, along with a convenient WC. Externally, a south-facing enclosed rear yard further enhances the residence, enjoying a sunny aspect throughout the day. Meticulously maintained and running the full width of the property, this provides a fantastic spot for enjoying al-fresco dining and entertaining during the warmer months, whilst a detached garage offers an abundance of additional storage space. A viewing is highly recommended to appreciate the high quality finishes and unique charm that this stunning property has to offer, presenting an opportunity not to be missed for those searching for a characterful family home just a stones throw from the vibrant Allerton Road and a short walk to leafy Calderstones Park.

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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

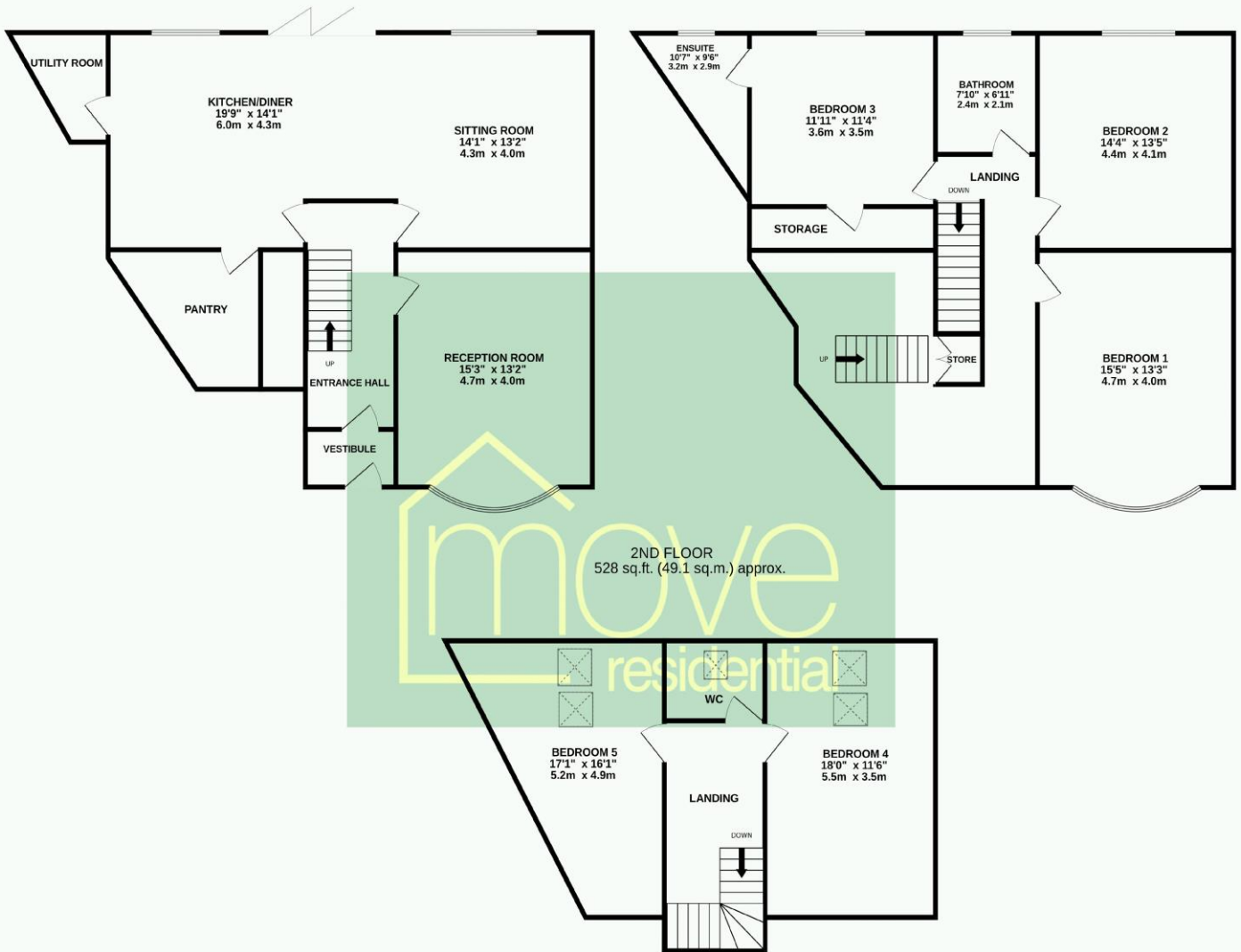
Additional Information

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.

Floor Plan

GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.

1ST FLOOR
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 2396 sq.ft. (222.6 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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