



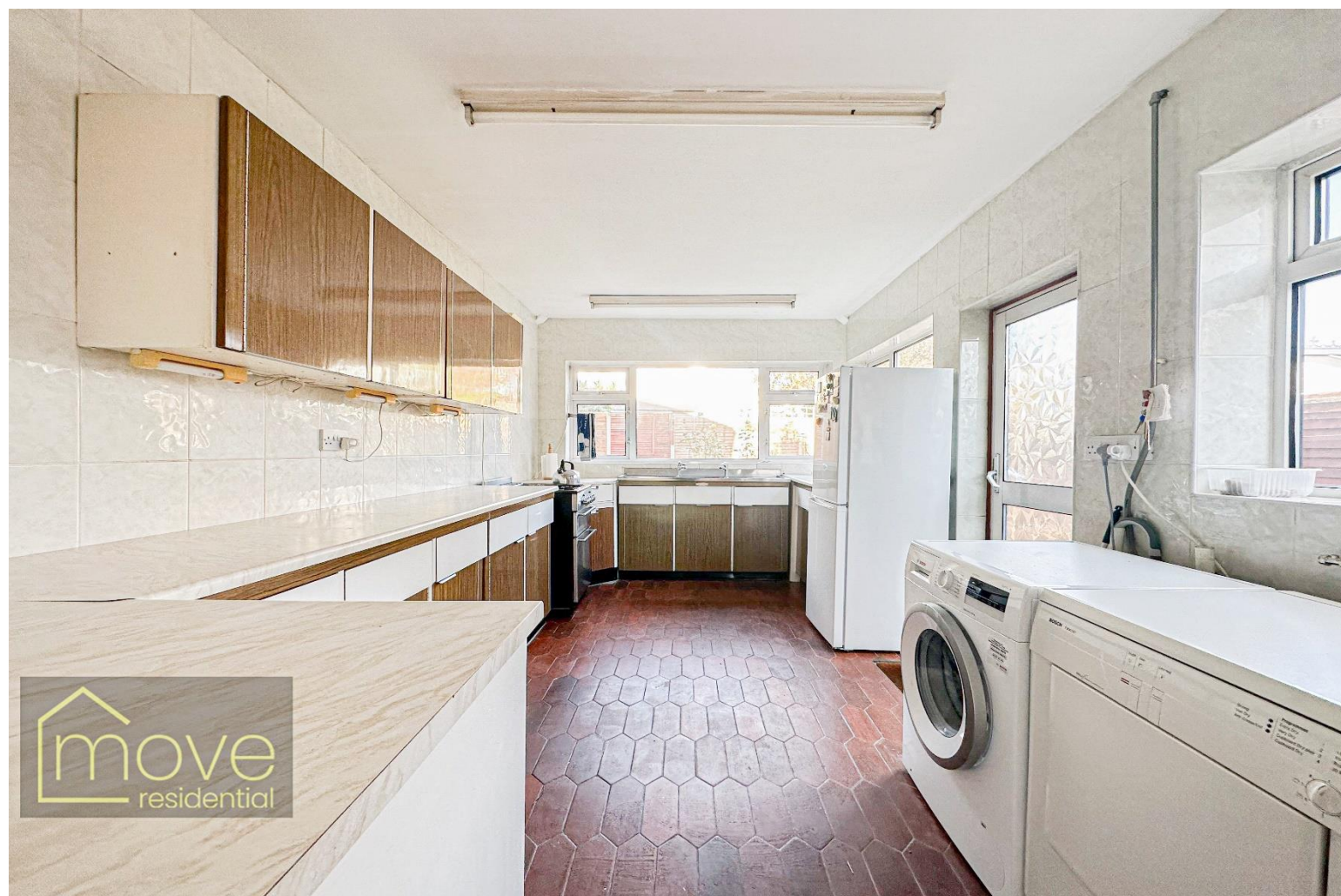
Pinemore Road, Mossley Hill, Liverpool, L18 4PD

- Three Bedroom Semi Detached Family Property
- A Rare Find - Available With No Onward Chain
- Entrance Hall & Bay-Fronted Reception Room
- Three Generous Bedrooms & Shower Room
- Prime Location in Desirable Area of Mossley Hill
- Well-Maintained & Full Of Potential Throughout
- Substantial Kitchen Diner & Ground Floor WC
- Garden To Rear, Off-Road Parking & Garage



Offers in Excess of £415,000











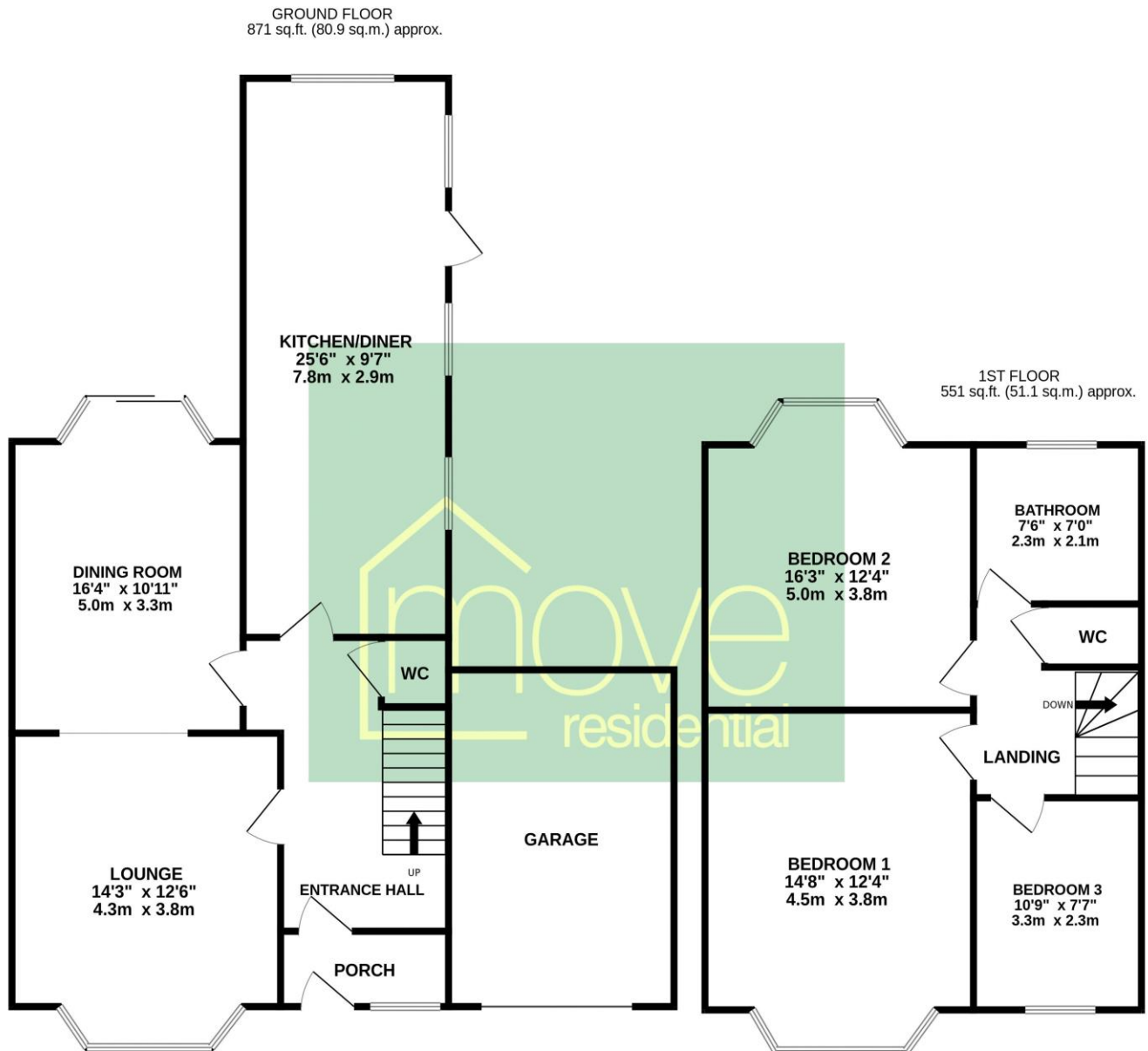
Description

Located on Pinemore Road in the highly desirable suburb of Mossley Hill, L18, is this wonderful three bedroom semi detached family home, welcomed to the sales market courtesy of appointed agents, Move Residential. Available for sale with no onward chain, this well maintained property is bursting with charm and character and offers an ideal opportunity for a lucky buyer who is looking for a property that they can put their own personal stamp upon. In brief, the property comprises; a porch, welcoming entrance hallway with stunning stained glass windows and original Parquet flooring, a bay fronted through family lounge and formal dining room, a substantial fitted kitchen and diner, and a convenient ground floor WC. To the first floor, there are two generously sized double bedrooms, a good sized single bedroom and a three piece shower room suite. Externally, to the front of the property, off road parking is provided with a single garage that offers additional storage space. To the rear, a laid to lawn garden with patio area. Further benefits include double glazing and gas central heating throughout.

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 : 1421 sq.ft. (132.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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.