



Pitville Road, Mossley Hill, Liverpool, L18 7JD

- Fantastic Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Fitted Kitchen Diner With French Doors To Rear
- Contemporary Style Three-Piece Bathroom Suite
- Located In Highly Desirable Area Of Mossley Hill
- Entrance Hall, Stunning Reception Room & WC
- Two Spacious Double Bedrooms & Large Single
- Delightful Garden To Rear & Off-Road Parking



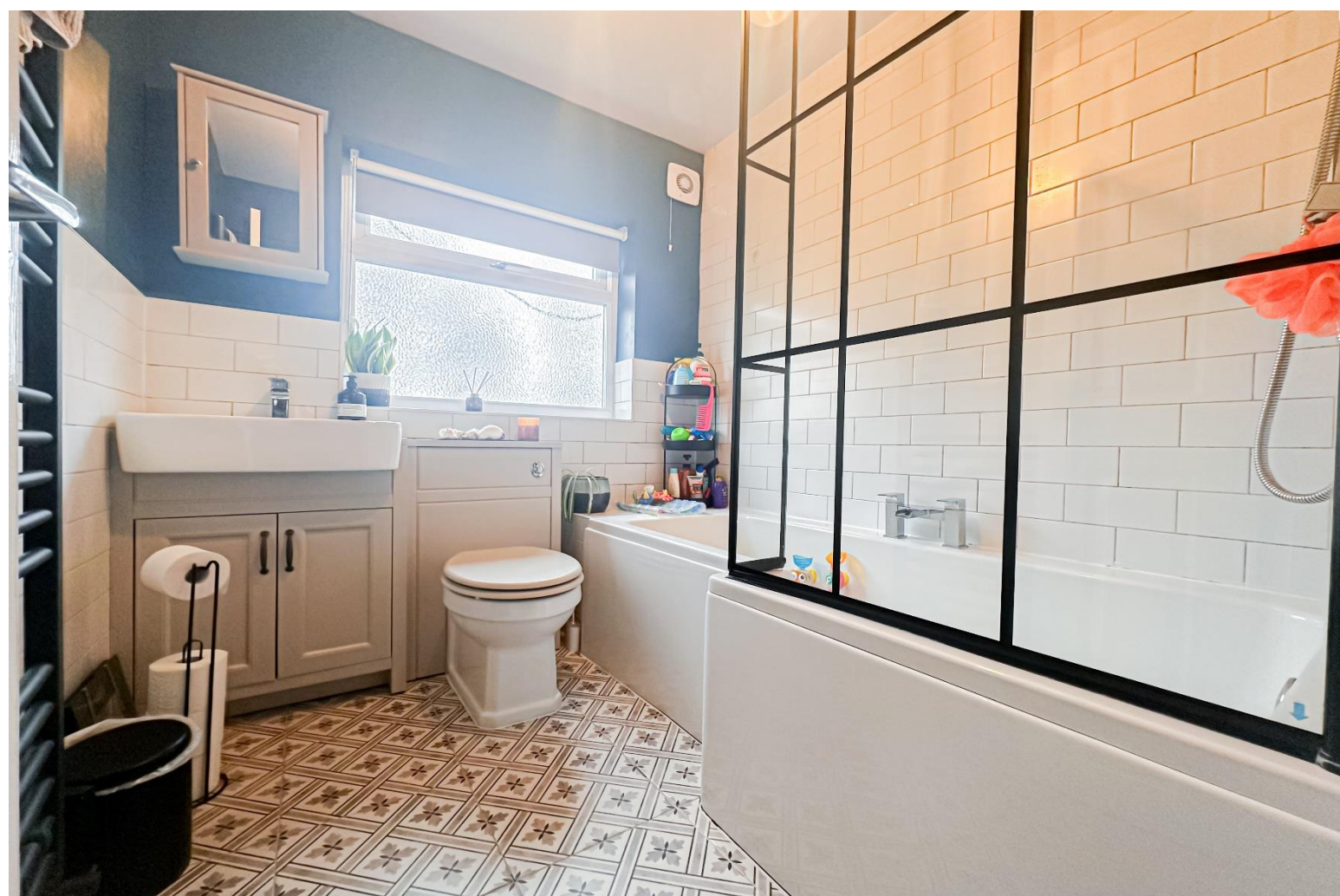
£325,000













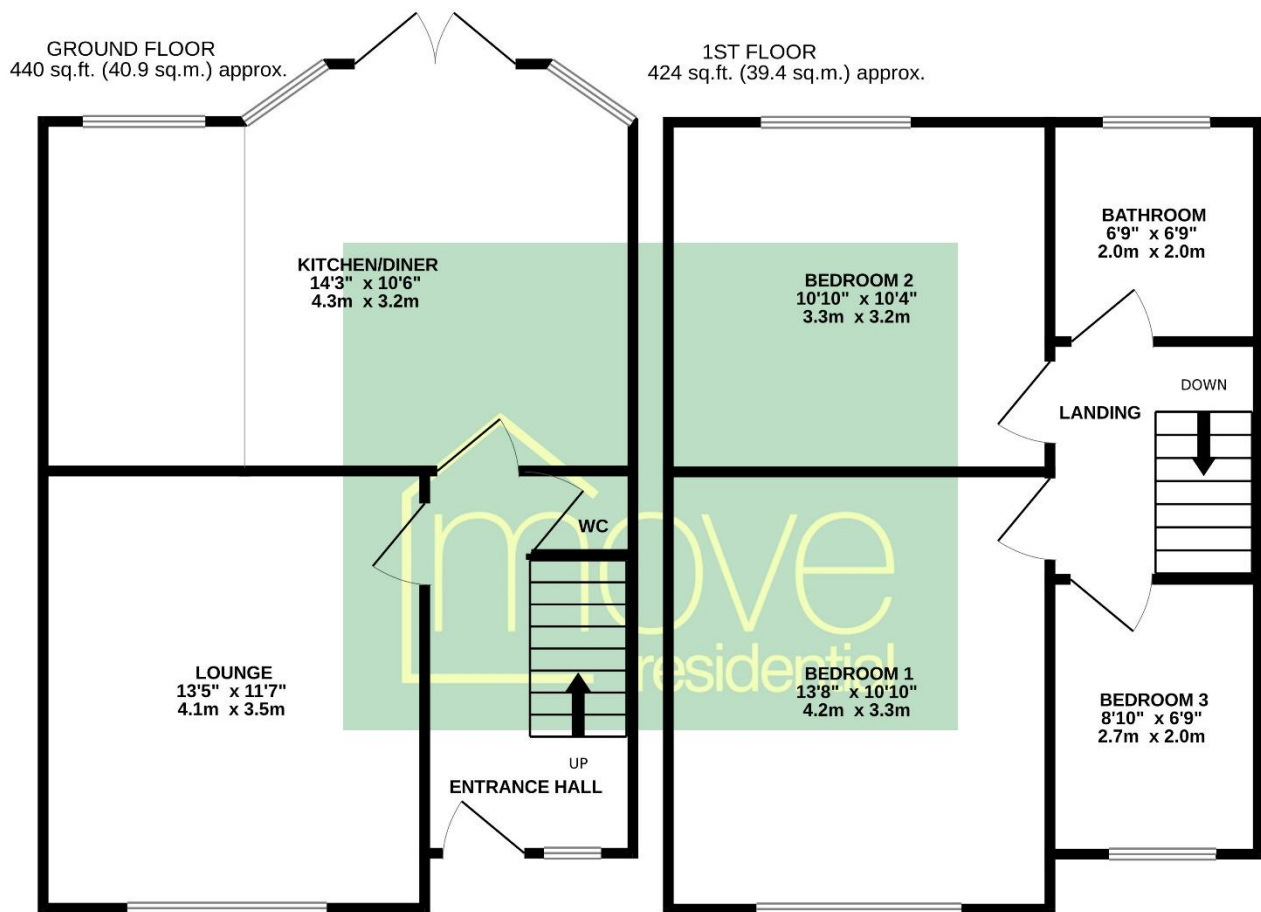
Description

Enviably located on Pitville Road in the highly desirable area of Mossley Hill, L18, is this fantastic three bedroom mid terrace home, proudly presented to the sales market by appointed agents Move Residential. Boasting generous and beautifully presented living proportions throughout, this promises to make a wonderful future home for a very lucky family. An inviting entrance hall greets you into the property, leading through to a stunning family lounge. Finished in a tasteful décor featuring plush carpeting and an eye-catching gas stove, this room exudes a warm and stylish ambiance, presenting a welcoming space to relax and unwind. The impeccably presented dining area enjoys a set of French doors out to the rear garden flooding the space with natural light, and opens out into the kitchen, offering a fabulous social setting for enjoying family mealtimes and entertaining guests. The modern kitchen is complete with a range of attractive fitted base and wall units, and complementary wood style worktops providing plentiful surface space. Concluding the ground floor is a convenient WC located under the stairs. The property continues to impress as you ascend to the first floor, where you will find two generously sized double bedrooms along with a well-proportioned single room, each finished to an excellent standard and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this lovely home is a deluxe three-piece family bathroom suite featuring chic wall tiles and patterned flooring. Externally, the property is further enhanced by delightful rear garden which backs onto playing fields, benefitting from not being overlooked. Providing an outdoor space for the whole household to enjoy, a neatly maintained lawn offers ample room for recreational activities, whilst a raised decking area presents the perfect spot for enjoying al-fresco dining during the summer months. To the front, a substantial driveway accommodates off-road parking.

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



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	71 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.