



Courtland Road, Mossley Hill, Liverpool, L18 2EQ

- Stunning Three Bedroom End Terrace Property
- Finished To An Immaculate Standard Throughout
- Striking Open Plan Kitchen, Dining & Living Area
- Luxury Tiled Three-Piece Family Bathroom Suite
- Prime Location In Desirable Area of Mossley Hill
- Entrance Hall & Sensational Bay-Fronted Lounge
- Two Spacious Double Bedrooms & Large Single
- Charming Low-Maintenance Enclosed Rear Yard



Offers Over £380,000



















Description

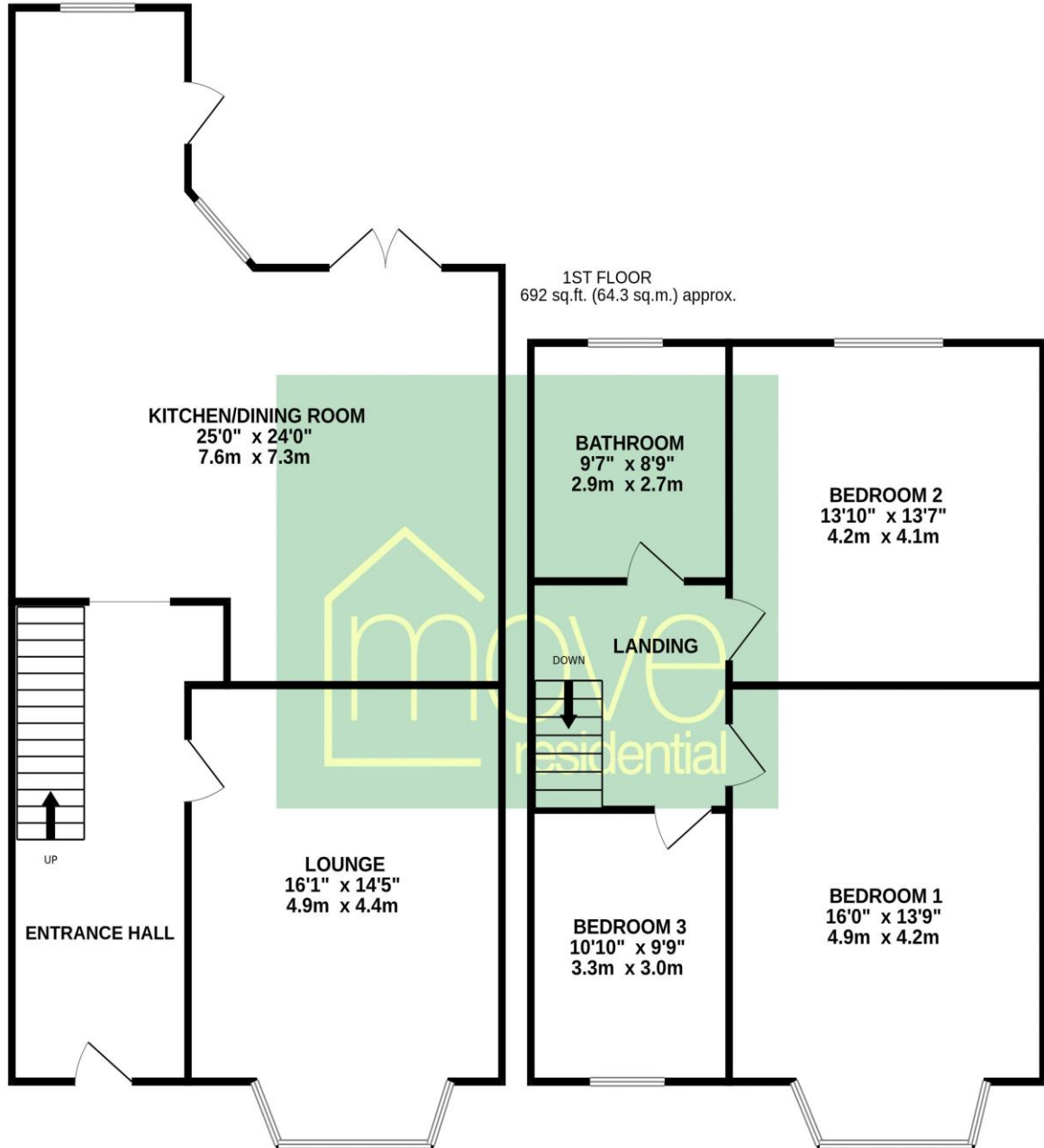
Enjoying a prime location on Courtland Road in the highly desirable area of Mossley Hill, L18, is this truly stunning three bedroom end terrace home, proudly presented to the sales market by appointed agents Move Residential. Finished to exceptional specifications throughout, this property is certain to impress even the most discerning of buyers. With well-proportioned and immaculately presented interiors, this promises to make an enviable future home for a very lucky buyer. You are greeted into the property by a tastefully decorated entrance hall which sets a precedent for the accommodation to follow and leads you into the spacious and beautifully presented family lounge, bathed in natural light courtesy of a walk-in bay window. Finished in an elegant décor which complements the ornate ceiling detailing and exquisite feature fireplace, this room exudes both a stylish and warm ambiance, presenting the perfect space to relax and entertain family and friends. The rear of the property has been opened up to create a sensational open plan kitchen dining and living area, providing a fabulous social space for sharing mealtimes and hosting guests, featuring attractive wood flooring throughout and a set of French doors illuminating the room in daylight. An inviting sitting area centres around an eye-catching woodburner and flows seamlessly into the striking kitchen, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances, with a Belfast sink and chic gold fittings adding the perfect finishing touch. The outstanding quality continues to the first floor where you will discover two generously sized double bedrooms and a substantial single room, each impeccably presented and receiving plenty of natural light, with the master room enjoying a bay window. Accompanying the sleeping accommodation and completing the interior of this wonderful home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a charming rear yard which provides an idyllic spot for al-fresco dining during the summer months.

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
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.

KITCHEN/DINING ROOM
25'0" x 24'0"
7.6m x 7.3m

BATHROOM
9'7" x 8'9"
2.9m x 2.7m

BEDROOM 2
13'10" x 13'7"
4.2m x 4.1m

LANDING

DOWN

UP

ENTRANCE HALL

LOUNGE
16'1" x 14'5"
4.9m x 4.4m

BEDROOM 3
10'10" x 9'9"
3.3m x 3.0m

BEDROOM 1
16'0" x 13'9"
4.9m x 4.2m

TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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		
81-91	B		85 B
69-80	C		
55-68	D	62 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.