

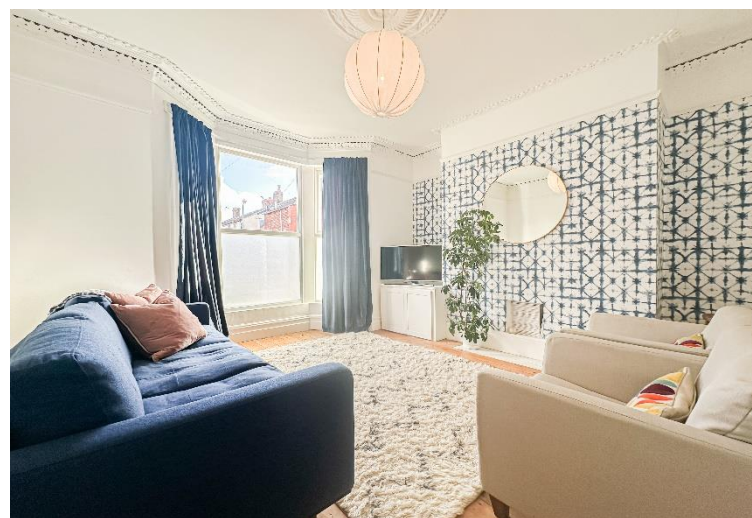


Duddingston Avenue, Mossley Hill, Liverpool, L18 1EJ

- Stunning Three Bedroom End Terrace Home
- Well-Proportioned & Immaculately Presented
- Sitting/Dining Area & Modern Fitted Kitchen
- Huge Luxurious Four-Piece Family Bathroom
- Located In The Desirable Area of Mossley Hill
- Entrance Hall & Bay-Fronted Reception Room
- Two Double Bedrooms & Large Single Room
- Meticulously Maintained Enclosed Rear Yard



£310,000

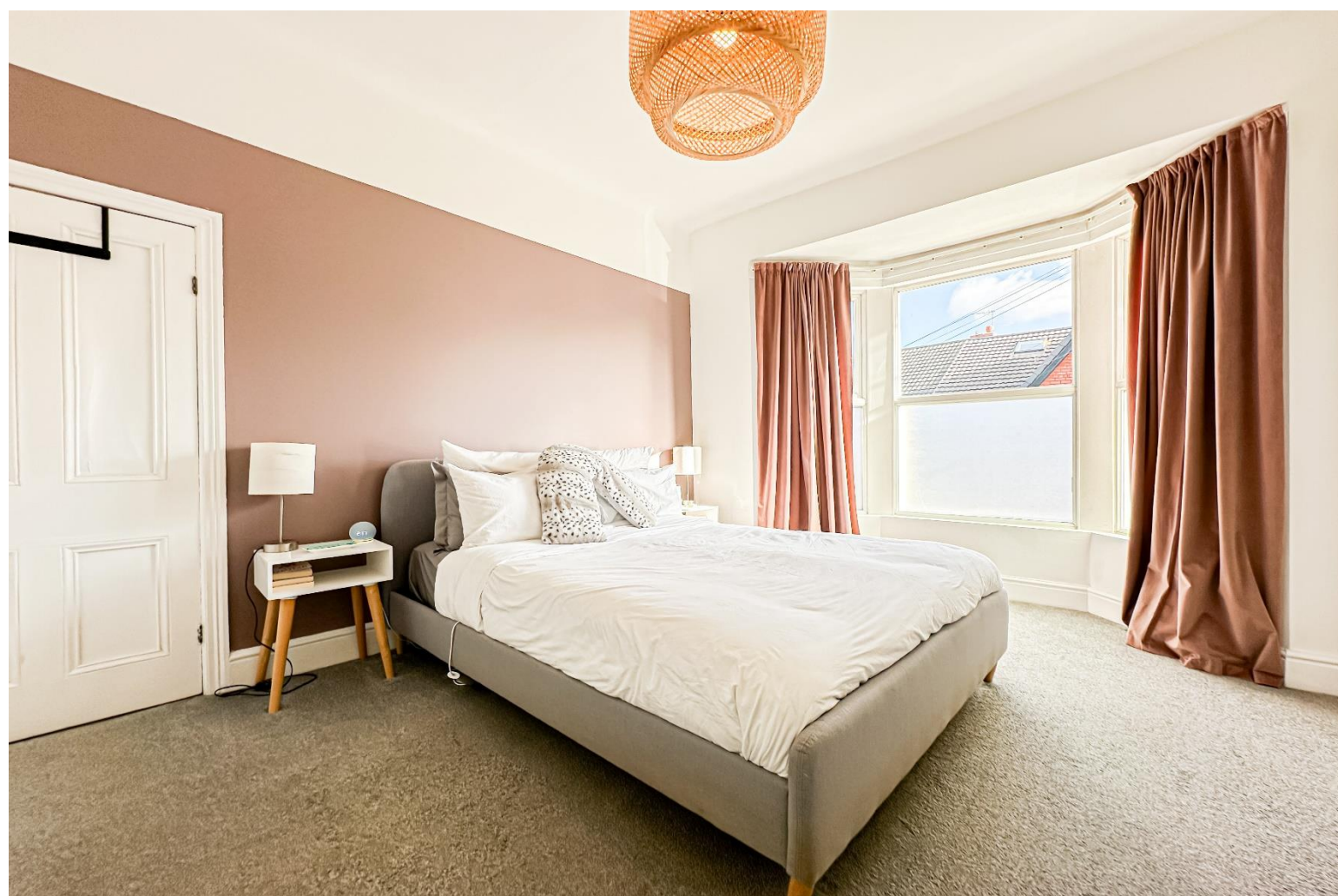


















EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 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.

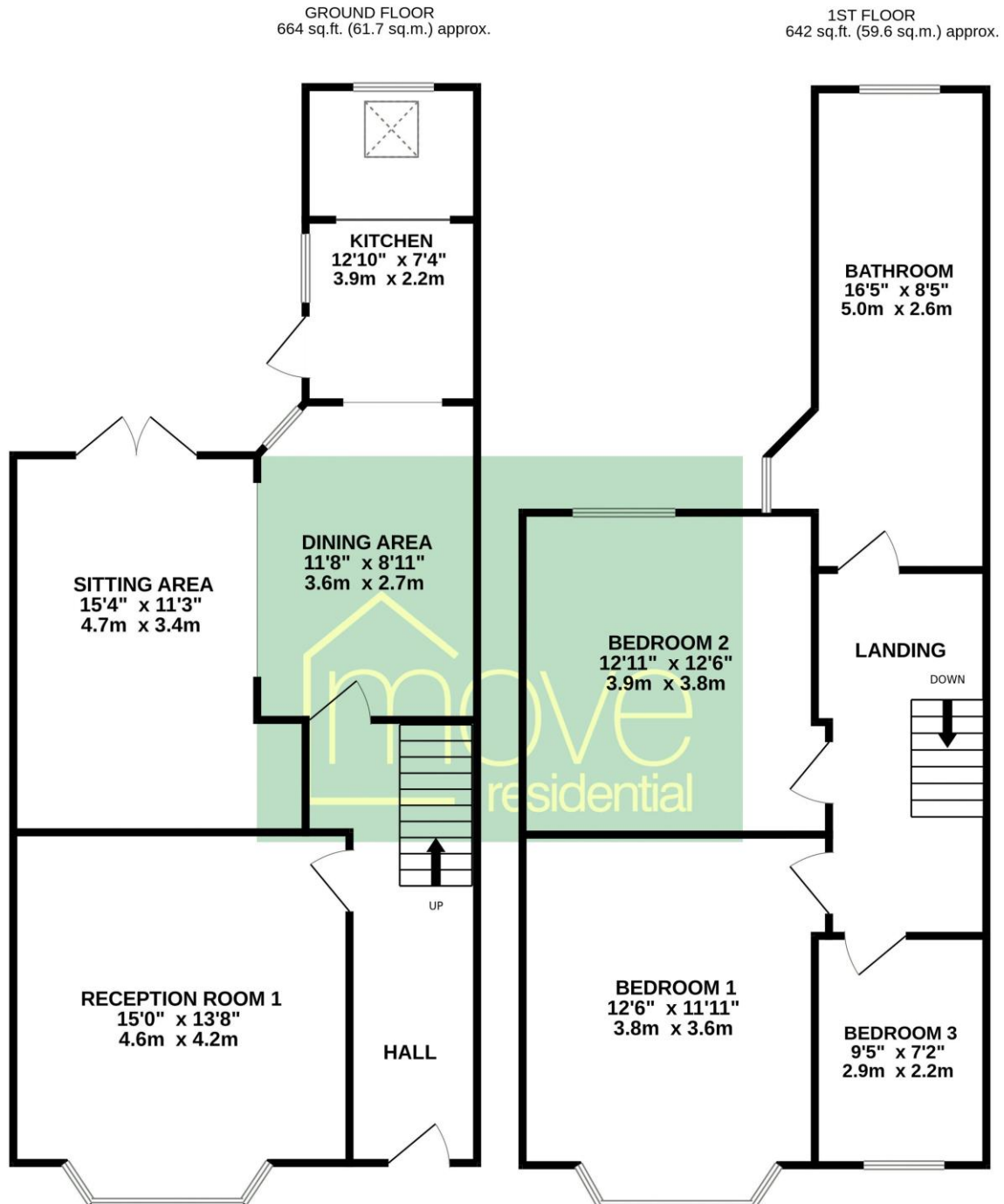
Description

This stunning three bedroom end terrace home, enjoying a prime location in the very heart of the highly desirable suburb of Mossley Hill, L18, is proudly presented to the sales market by appointed agents Move Residential. Boasting a charming frontage and offering generous and immaculately presented living proportions throughout, this promises to make a wonderful future home for a growing family. An inviting entrance hall greets you into the residence, leading through to a spacious family lounge which is awash with natural light courtesy of a bay window, and enjoys a tasteful décor, presenting a welcoming space to relax and unwind. The rear of the property has been opened up to create a fabulous social space, perfectly designed to suit the needs of modern family living. A beautifully presented sitting area centres around an exquisite feature fireplace, where a set of French doors illuminate the room in daylight, flowing seamlessly into a stylish dining space offering an elegant setting for enjoying family mealtimes and entertaining guests. The dining area leads into a sizable modern kitchen complete with a range of sleek fitted base and wall units and complementary worktops providing plentiful surface space. The first floor continues to impress, offering two generously sized double bedrooms along with a well-proportioned single room, each finished to a high standard and receiving plenty of natural light, with the master room enjoying a bay window. Adding the finishing touch to this fabulous home is an expansive and luxurious four-piece family bathroom suite, featuring a sumptuous clawfoot bathtub. Externally, the property benefits from a meticulously maintained enclosed rear yard, boasting low-maintenance artificial grass, presenting an idyllic spot for enjoying al-fresco dining during the warmer 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



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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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