



Addingham Road, Mossley Hill, Liverpool, L18 2EN

- Delightful Three Bedroom Mid Terrace Property
- Characterful & Beautifully Presented Throughout
- Impressive Kitchen Diner & Well-Equipped Utility
- Luxurious Three-Piece Family Bathroom Suite
- Prime Location in Desirable Area of Mossley Hill
- Entrance Hall & Sensational Bay-Fronted Lounge
- Two Spacious Double Bedrooms & Single Room
- Well-Maintained Enclosed Yard to the Rear



£350,000





















Description

Enjoying an enviable position on Addingham Road in the heart of the highly desirable area of Mossley Hill, L18, is this absolutely delightful three bedroom mid terrace home. Proudly presented to the sales market by Move Residential, this promises to make a fabulous future home for a very lucky family, boasting generous and beautifully presented living proportions throughout. Characterful original features are effortlessly blended with more quirky contemporary design aspects to create uniquely charming interiors which are certain to captivate buyers. An inviting entrance hall greets you into the home, boasting attractive wall paneling, and leading you through to a sensational family lounge, awash with natural light courtesy of a walk-in bay window. Boasting an eye-catching painted ceiling which showcases the ornate detailing, along with a cosy fireplace and a wood-style flooring, this presents a welcoming and stylish space to relax with family and friends. The tasteful décor continues through to the impeccably presented kitchen diner which provides the perfect sociable setting for enjoying mealtimes and entertaining guests. The kitchen is complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space and a selection of sleek integrated appliances, with patterned splash back tiling adding the perfect finishing touch. A centre island incorporates a breakfast bar, providing the ideal spot for more casual dining, whilst the superbly finished dining area offers ample room for a substantial dining table. This space further benefits from a set of French doors which provide access out to the rear yard and illuminate the room in daylight. Concluding the ground floor is a well-equipped utility room offering an abundance of attractive fitted storage units, additional worktop space and a sink, featuring a striking checked flooring. The first floor continues to impress, home to two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard, featuring plush carpeting throughout, and receiving plenty of natural light, with the master bedroom enjoying a large bay window. Completing the interior of this wonderful home is a deluxe three-piece family bathroom suite, boasting a spectacular roll top bath tub and subway tiling to the walls. Externally, the property enjoys a well-maintained enclosed rear yard, providing an idyllic spot for al-fresco dining during the warmer months.

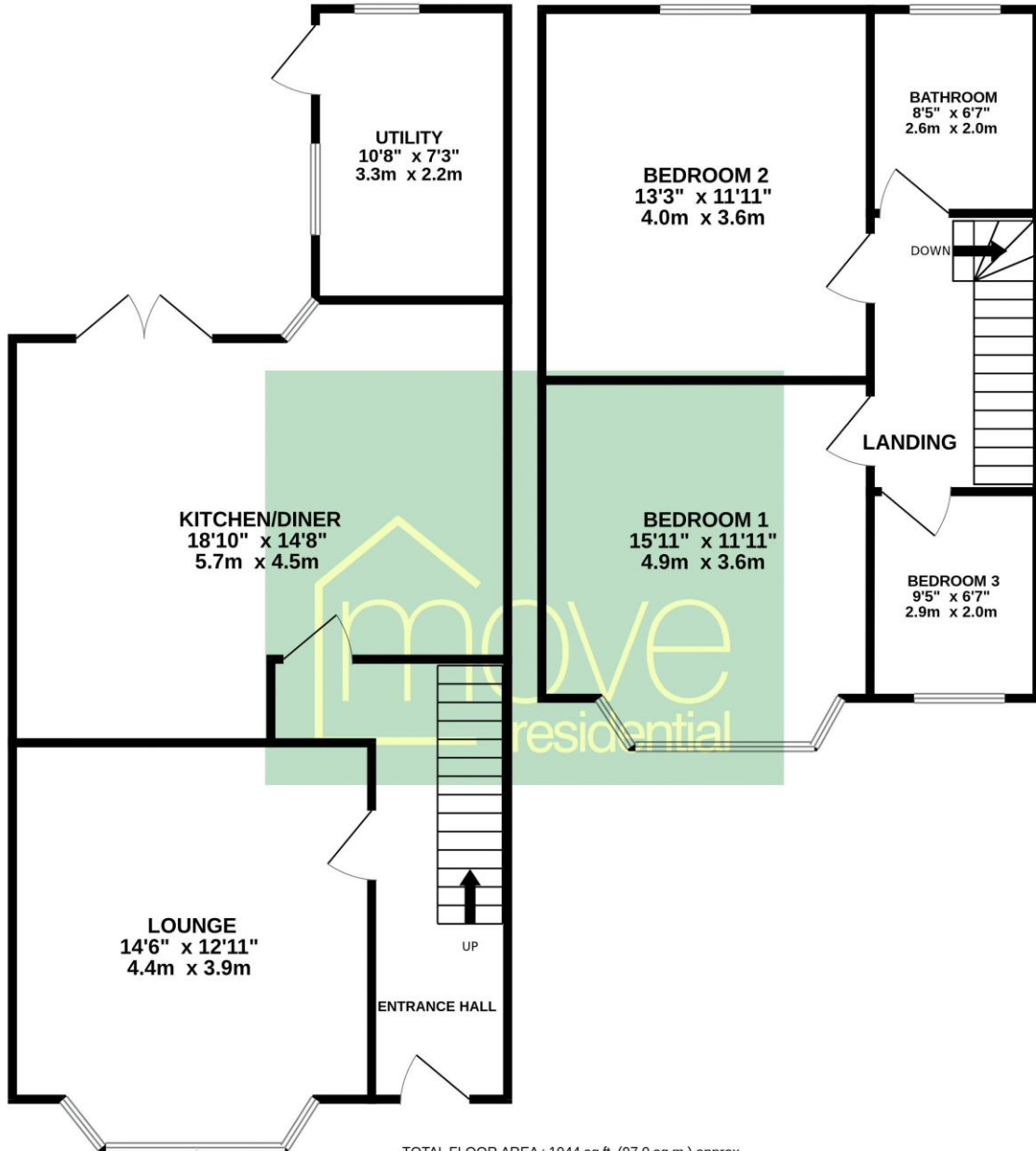
Location

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

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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		88 B
69-80	C	72 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.