



Brodie Avenue, Mossley Hill, Liverpool, L18 4RQ

- Fabulous Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Second Reception Room & Fitted Kitchen Diner
- Contemporary Style Four-Piece Bathroom Suite
- Prime Location In Desirable Area Of Mossley Hill
- Entrance Hall & Welcoming Bay-Fronted Lounge
- Two Spacious Double Bedrooms & Single Room
- Delightful Garden, Off-Road Parking & Garage



Offers in Excess of £425,000

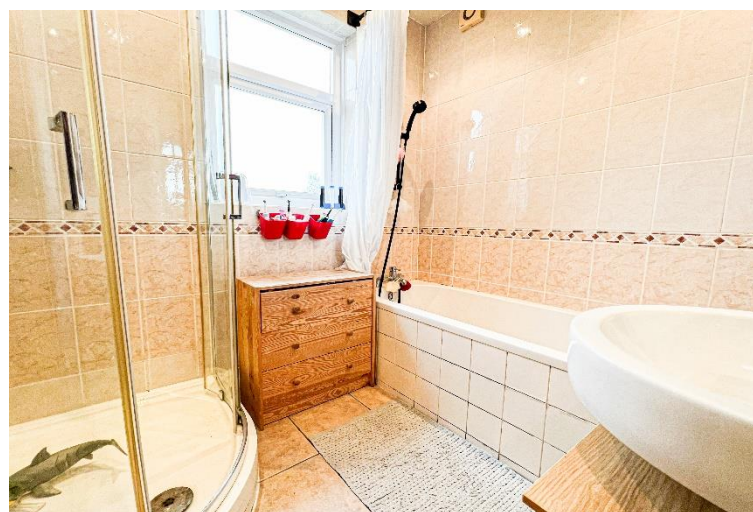














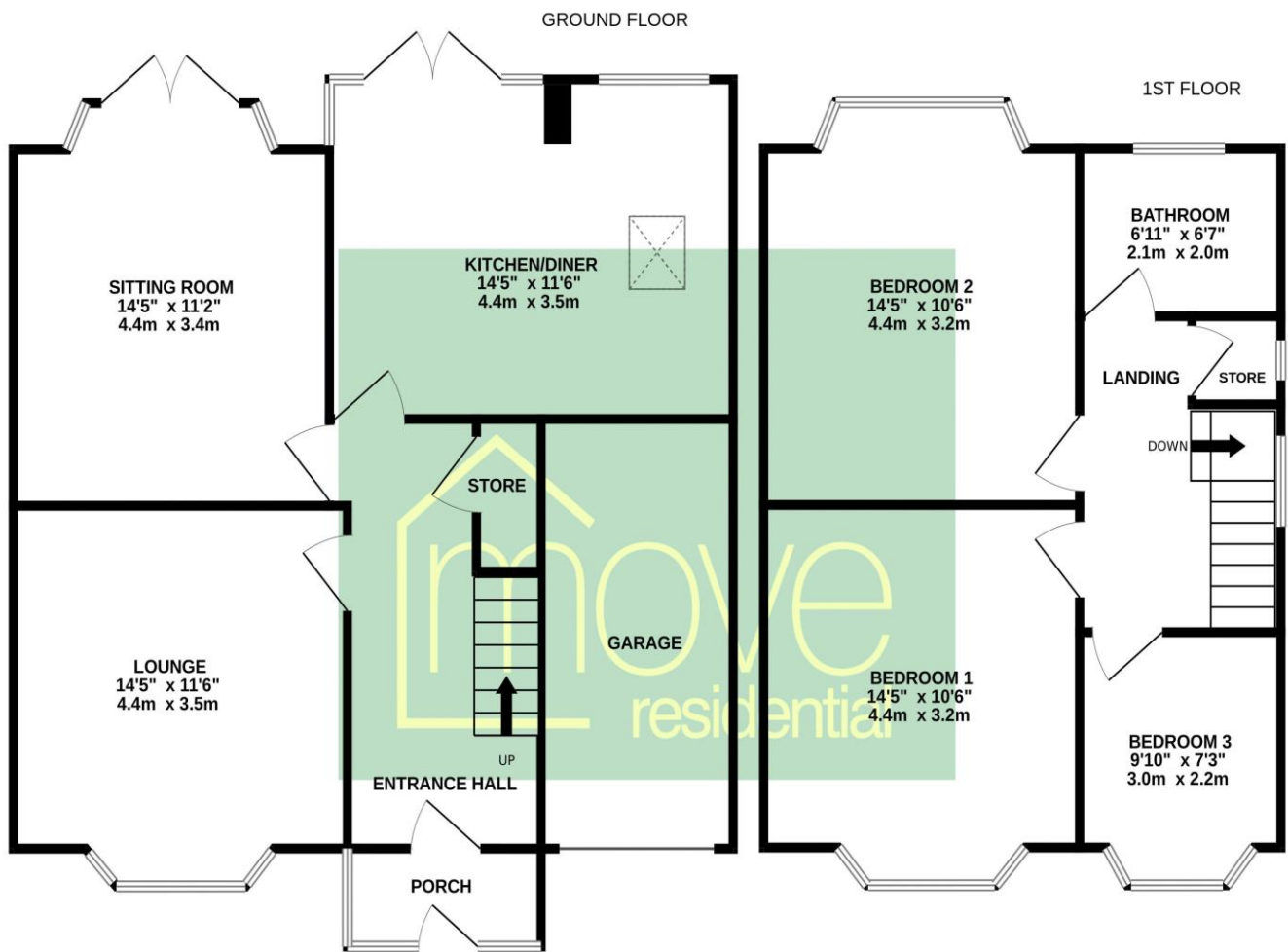
Description

Enjoying an enviable position on Brodie Avenue in the highly desirable area of Mossley Hill, L18, is this fabulous three bedroom semi detached property, proudly presented to the sales market by appointed agents Move Residential. Having been extended, this property offers generous and beautiful living proportions throughout, promising to make a wonderful future home for a very lucky family. An inviting entrance hall greets you into the property, leading through to a spacious family lounge, awash with natural light courtesy of a bay window. Finished in a tasteful décor featuring an eye-catching fireplace and attractive wood style flooring, this presents a charming space to entertain guests. This is followed by a second substantial and impeccably presented reception room which boasts a set of French doors providing access out to the rear, offering a delightful space to relax and unwind whilst enjoying views of the garden. Concluding the ground floor is a modern extended kitchen diner, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. With ample room to accommodate a dining table, this provides a social setting for enjoying family mealtimes and cooking in company. Ascending to the first floor, you will discover two generously sized double bedrooms and 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 this fantastic home is a deluxe four-piece family bathroom suite. Externally, the property is further enhanced by a vast rear garden which provides a brilliant outdoor space for the whole household to enjoy. An expansive and neatly maintained lawn offers plenty of room for recreational activities whilst a patio area presents an idyllic spot for al-fresco dining during the warmer months. To the front, a driveway provides ample off-road parking, whilst a garage offers additional storage space.

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 : 1112 sq.ft. (103.3 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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.