



Elm Hall Drive, Mossley Hill, Liverpool, L18 1LF

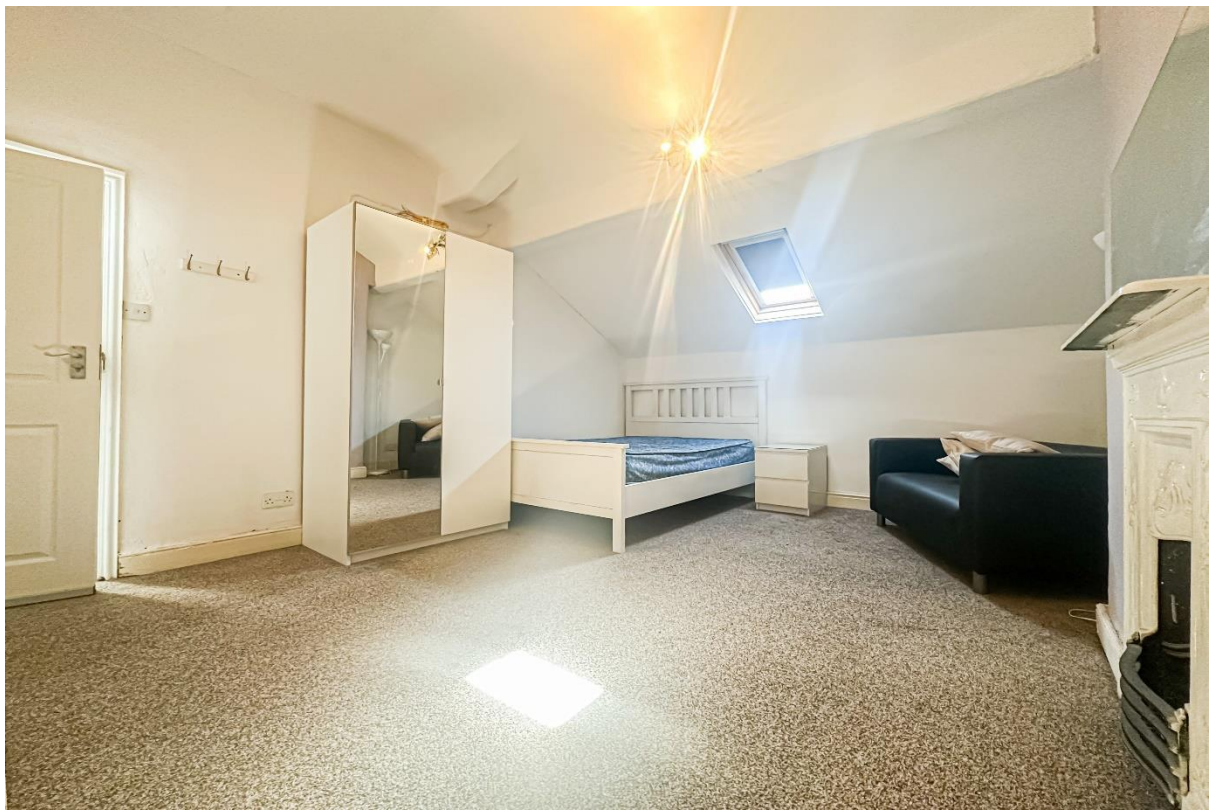
- Eight Bedroom Mid Terrace Property
- A Brilliant Opportunity For Investors
- Fitted Kitchen & Downstairs Bedroom
- Two Shower Rooms & Main Bathroom
- Located In The Heart Of Mossley Hill
- Hall, Family Lounge & Dining Room
- Seven Further Substantial Bedrooms
- Low-Maintenance Yard To The Rear



Offers Over £410,000









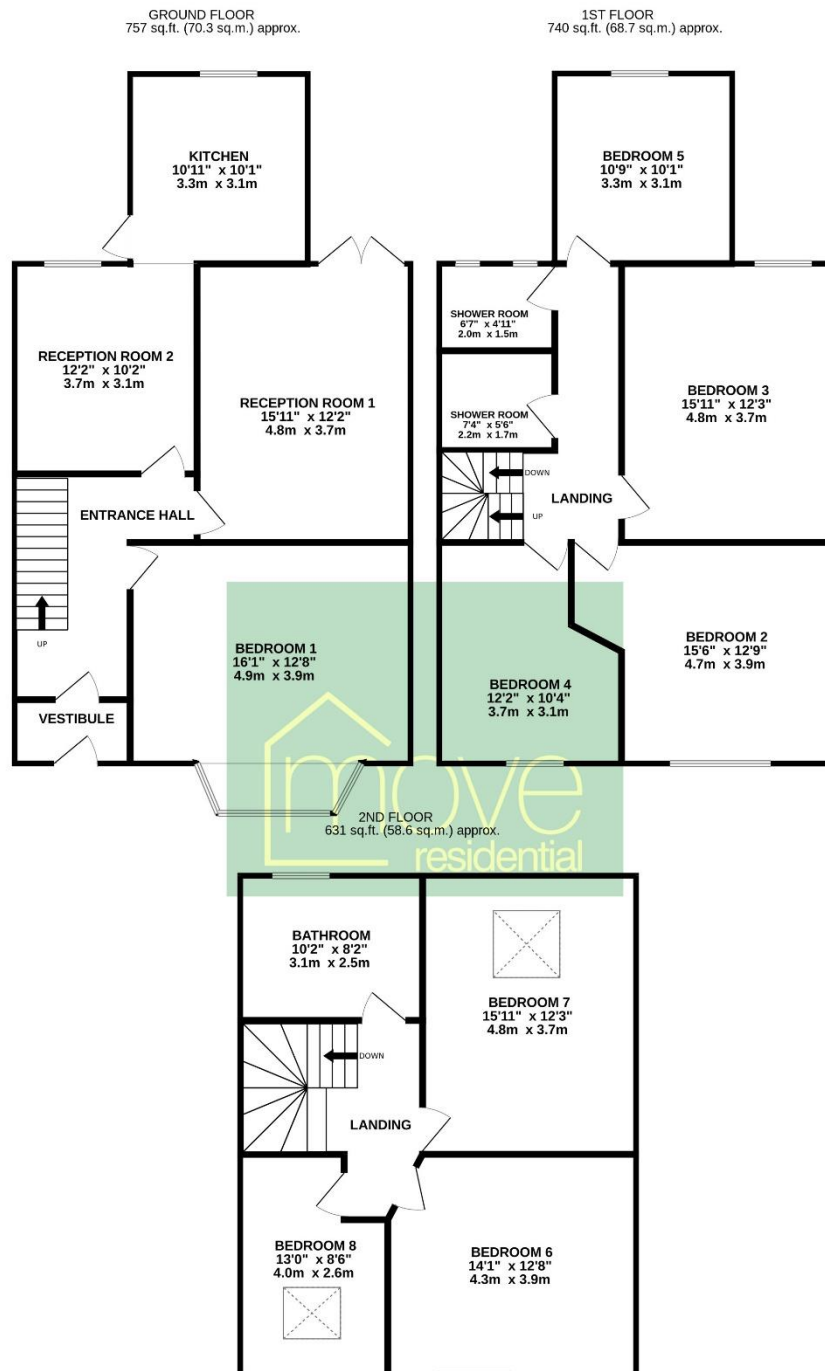
Description

Presenting an investment opportunity not to be missed is this impressive eight bedroom terrace property located on Elm Hall Drive in the heart of the highly desirable area of Mossley Hill, L18. Offering generous and well-maintained living proportions throughout, this promises to make a fantastic purchase for those looking to expand their portfolio. Upon entering the property, you are greeted by an inviting entrance hall which leads through to a spacious living room boasting a set of french doors providing access out to the rear yard. This is followed by a second substantial reception room which flows seamlessly through to a modern kitchen complete with a range of fitted base and wall units and plentiful surface space, providing a social setting for cooking in company and enjoying mealtimes. Concluding the ground floor is the first of eight well-proportioned bedrooms, which boasts a bay window flooding the space with natural light. The first floor is home to four further bedrooms, accompanied by two contemporary style shower rooms, and the remaining three bedrooms are found at the pinnacle of the property on the second floor, along with a three-piece bathroom suite which adds the finishing touch to the interior of this property. Externally, the residence further benefits from a sizable yard to the rear.

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 : 2128 sq.ft. (197.7 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		
39-54	E	50 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.