



Hallville Road, Mossley Hill, Liverpool, L18 0HP

- Stunning Two Bedroom Ground Floor Apartment
- Just A Stones Throw From Vibrant Allerton Road
- Spacious & Immaculately Presented Throughout
- Two Double Bedrooms & Modern Shower Room
- Prime Location In Desirable Area Of Mossley Hill
- A Fantastic Opportunity For First Time Buyers
- Hallway, Bay-Fronted Reception Room & Kitchen
- Beautifully Maintained Enclosed Yard To The Rear

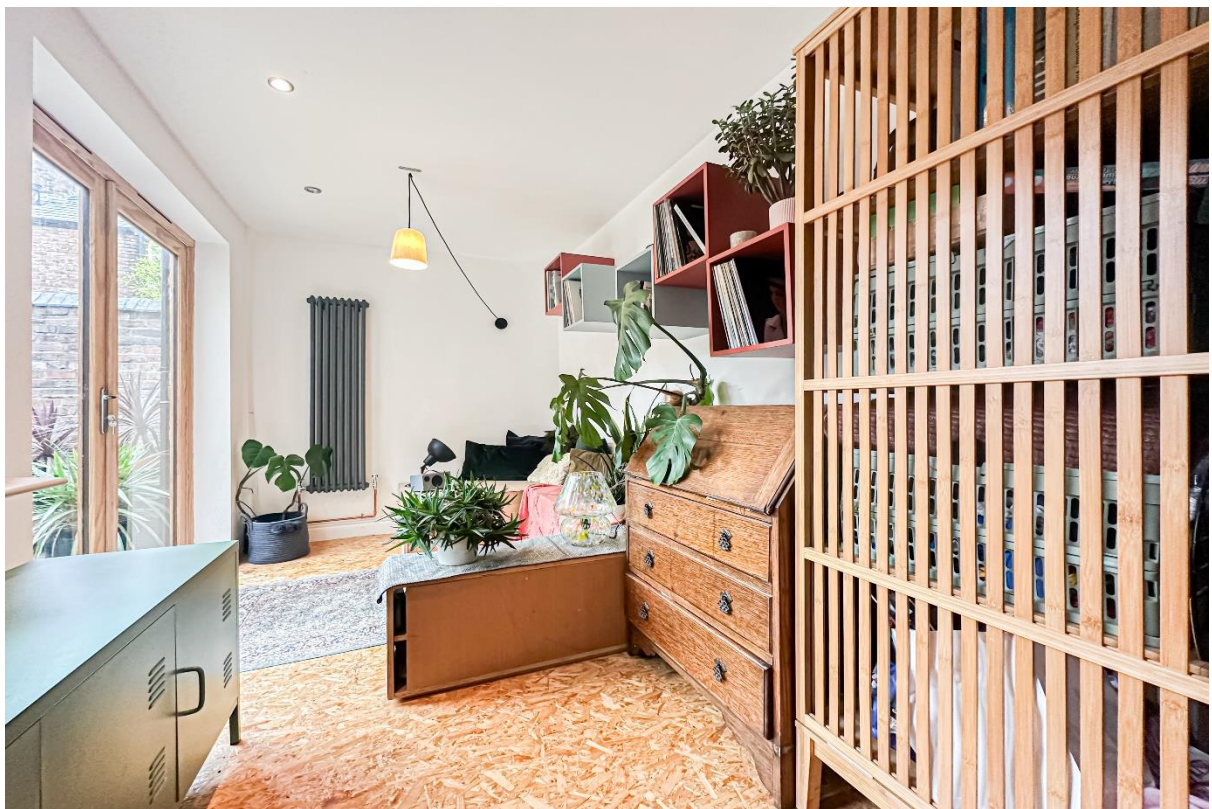


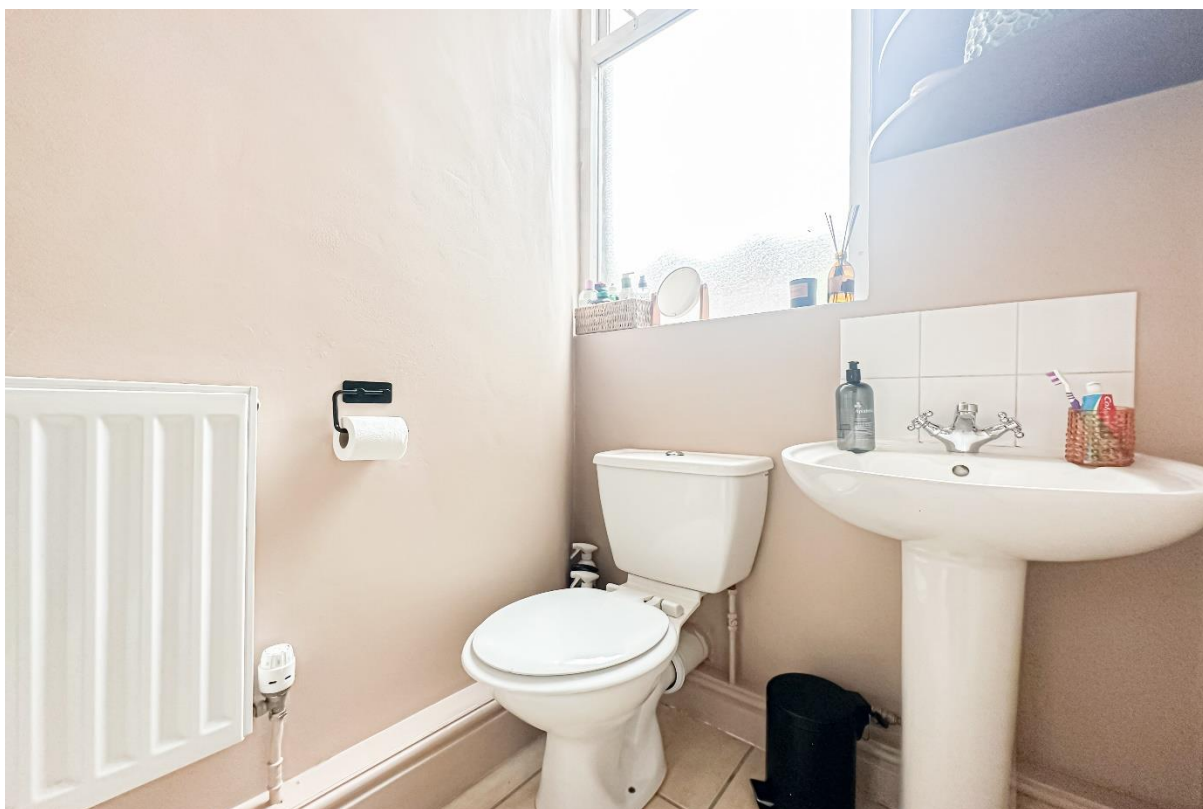
£190,000













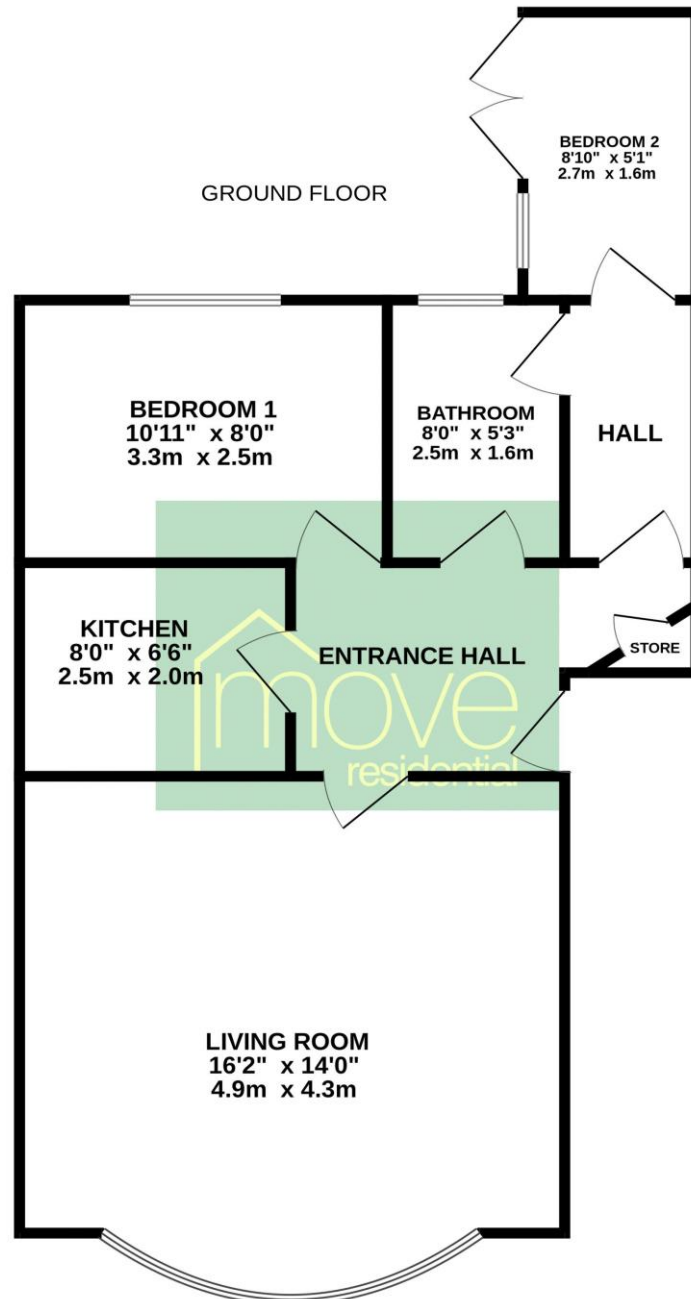
Description

Enjoying an enviable location in the heart of the highly desirable area of Mossley Hill, L18, just a stones throw from the vibrant Allerton Road, is this stunning ground floor two bedroom apartment. Proudly showcased to the sales market by appointed agents Move Residential, this property boasts well-proportioned and beautifully presented accommodation throughout, presenting an opportunity not to be missed for first time buyers looking to get on the property ladder. Accessed via a well-maintained communal entrance, you are greeted into the apartment itself by an inviting entrance hall which leads through to a spacious reception room, awash with natural light courtesy of a huge bay-window which features exquisite stain glass detailing. Immaculately finished in a fresh contemporary décor which complements the wood flooring and feature fireplace, this presents a stylish and welcoming space to relax and unwind. Following this is a kitchen complete with a range of fitted base and wall units, and continuing through you will find the two impeccably presented double bedrooms. The second bedroom is currently in use as additional reception room, enjoying a set of French doors providing access out to the rear yard and flooding the space with daylight. Concluding the interior of this charming apartment is a modern shower room. Externally, the property further benefits from a delightful enclosed yard to the rear which provides an idyllic spot for enjoying al-fresco dining and entertaining 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 café, 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 : 592sq.ft. (55.0 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		
69-80	C		
55-68	D	59 D	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.