

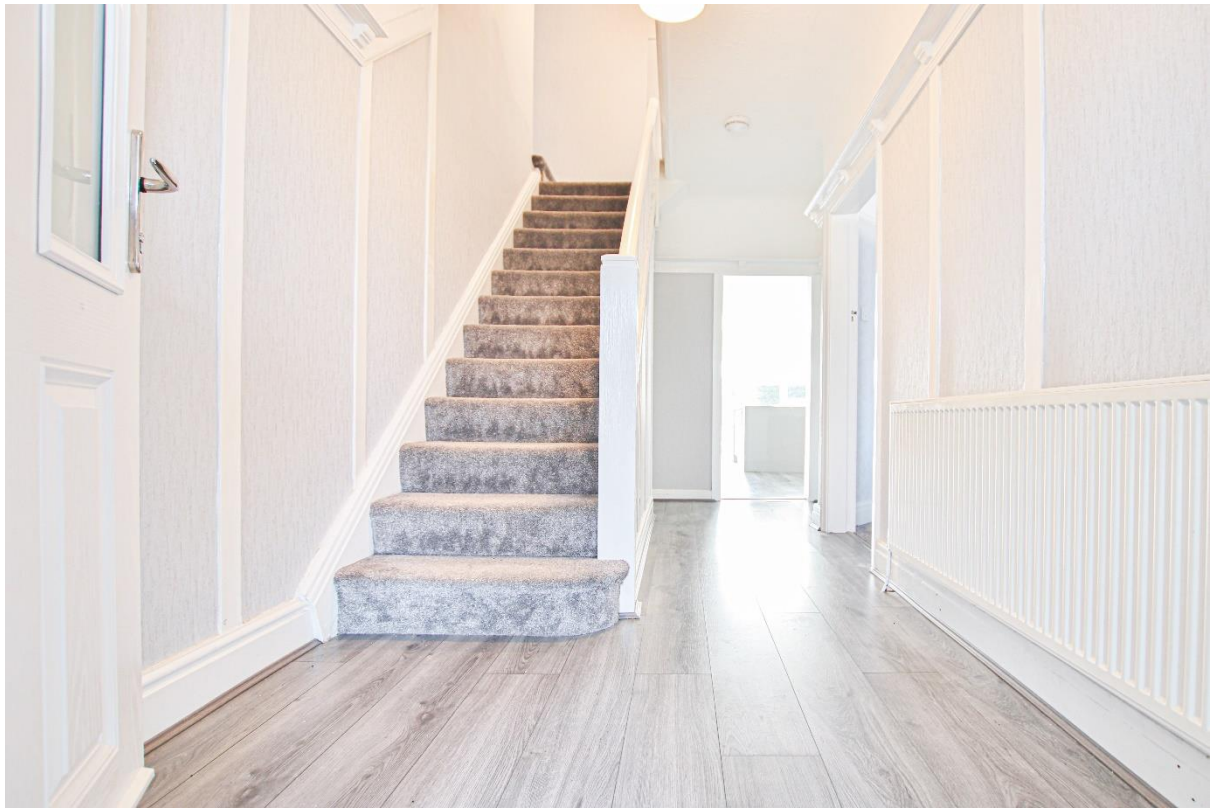


Melbreck Road, Mossley Hill, Liverpool, L18 9SQ

- Exceptional Four Bedroom Semi Detached Residence
- Substantially Extended & Finished To High Standard
- Showstopping Kitchen Diner, Utility & Shower Room
- Ensuite To Master & Luxury Family Bathroom Suite
- Prime Location In Sought-After Area Of Mossley Hill
- Entrance Hall & Welcoming Family Lounge & Study
- Four Bright & Generously Proportioned Bedrooms
- Fantastic Rear Garden, Off-Road Parking & Garage



£525,000



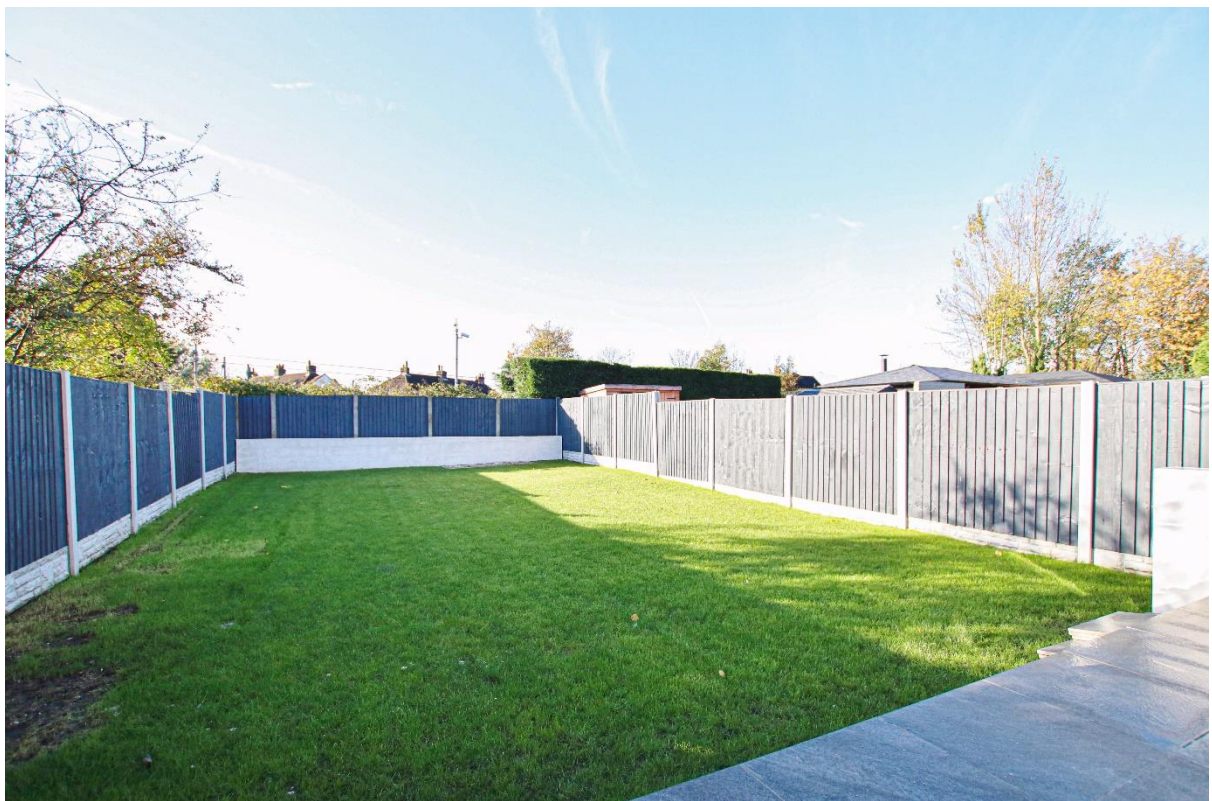












Description

Enjoying an enviable location on Melbreck Road in the highly desirable area of Mossley Hill, L18, is this exceptional four bedroom semi detached residence, proudly showcased to the sales market by appointed agents Move Residential. The property boasts an imposing frontage exuding curb appeal and occupies an expansive plot, offering generous living proportions within. Having been recently renovated to an exemplary standard throughout, this promises to make an enviable future home for an extremely lucky family. You are greeted into the property by an inviting entrance hall which leads through to a spacious family lounge, awash with natural light courtesy of a bay window. Beautifully finished in a tasteful décor featuring plush carpeting, this presents a tranquil space to relax and unwind. The home centres around a sensational open plan kitchen diner which is certain to impress even the most discerning of buyers, boasting a glass atrium roof which illuminates the space in daylight, and a set of bi-folding doors which provide seamless access into the neatly manicured garden. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space and a selection of sleek integrated appliances. There is a spectacular island to the centre which incorporates a breakfast bar offering the ideal spot for more casual dining, and ample room to accommodate a formal dining table, presenting the ultimate social setting for enjoying family mealtimes and hosting on a larger scale. Concluding the extensive ground floor is a study and a contemporary style shower room. The outstanding quality continues to the first floor, where you will discover four well-proportioned bedrooms, each beautifully presented and receiving an abundance of natural light. One of the rooms enjoys the added luxury of a deluxe ensuite shower room, and adding the finishing touch to this wonderful home is a luxurious three-piece family bathroom suite. Externally, the residence is further enhanced by a substantial rear garden which provides a fantastic outdoor space for the whole household to enjoy. A vast and neatly maintained lawn offers plenty of room for recreational activities whilst a smartly flagged patio area presents a serene spot for enjoying al-fresco dining and entertaining during the summer months. To the front, a sizable driveway provides ample off-road parking and a garage offers additional storage space. A viewing is highly recommended to fully appreciate the spacious proportions and impressive specifications that this spectacular residence has to offer.

Location

Allerton 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.

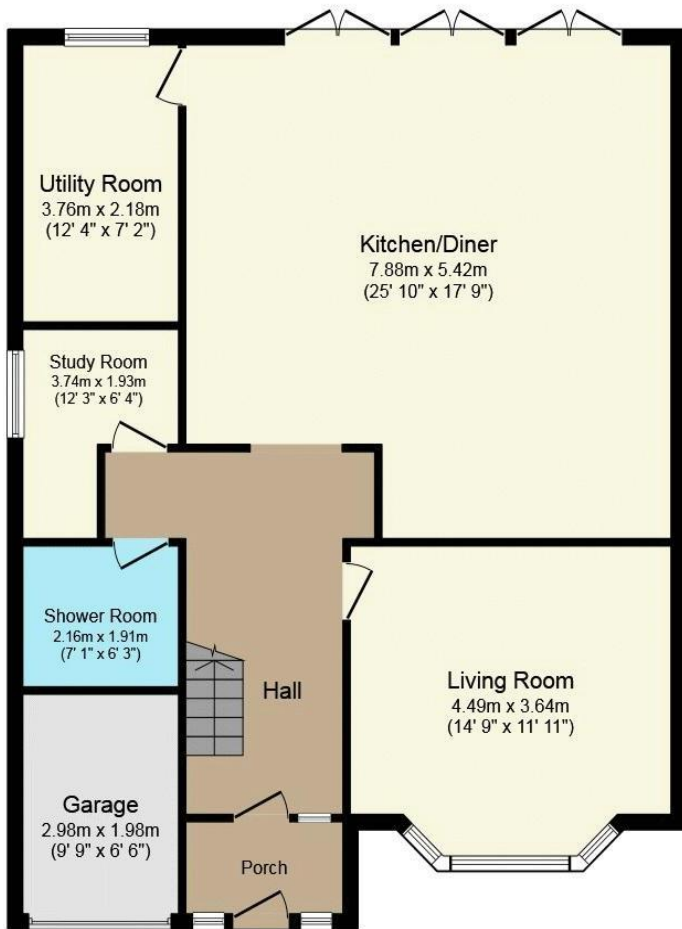
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

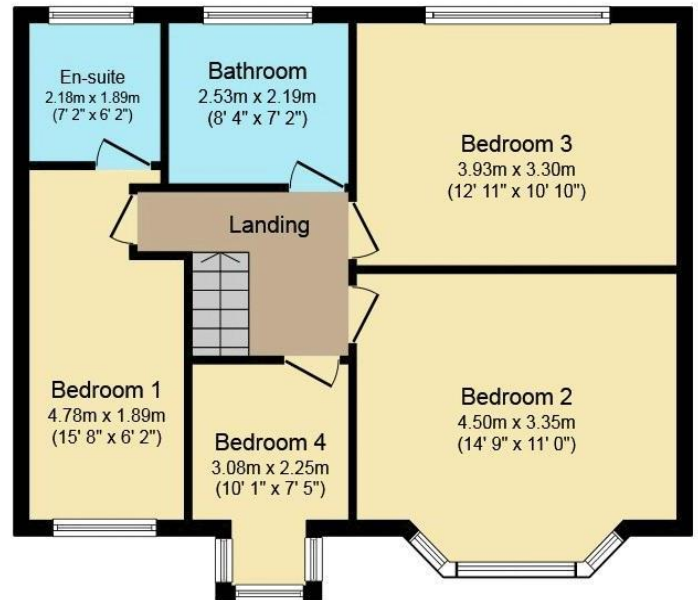
Additional Information

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.

Floor Plan



Ground Floor



First Floor