



Hallville Road, Mossley Hill, Liverpool, L18 0HP

- Delightful Two Bedroom First Floor Apartment
- Close Proximity To The Thriving Allerton Road
- Well-Proportioned & Immaculately Presented
- Two Bright & Impeccably Finished Bedrooms
- Envious Location In The Heart Of Mossley Hill
- Ideal For Those Searching For Their First Home
- Hall, Spacious Bay-Fronted Lounge & Kitchen
- Newly Updated Contemporary Shower Room



£180,000













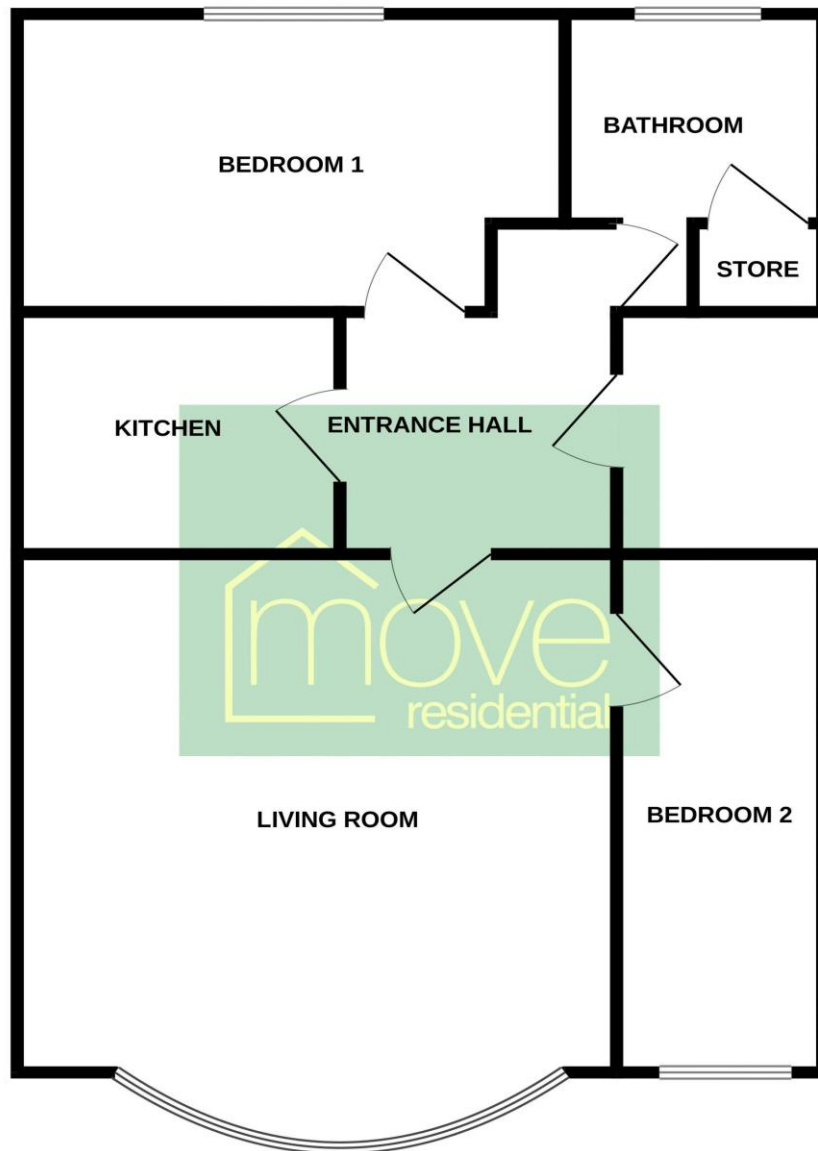
Description

Presenting an opportunity not to be missed for first time buyers looking to get on the property ladder is this delightful two bedroom first floor apartment, enjoying an enviable location on Hallville Road in the heart of the ever-desirable area of Mossley Hill, L18. Offering spacious and impeccably presented living proportions throughout, this property is ideal for those searching for their first home in close proximity to all the amenities that the vibrant Allerton Road has to offer. Accessed via a well-maintained communal entrance and stairs, you are welcomed into the apartment itself by an inviting entrance hall which leads through to a spacious reception room, flooded with natural light courtesy of a walk-in bay window featuring stunning stained glass detailing. Beautifully finished in a tasteful décor, this presents a charming space to relax and enjoy mealtimes. There is a modern kitchen complete with a range of fitted base and wall units, and continuing through you will find the two well-proportioned and immaculately presented bedrooms, each receiving an abundance of daylight. Completing the interior of this lovely home is a recently updated shower room which features a new shower unit and heated towel rail. The apartment further benefits from the installation of secondary glazing throughout.

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 : 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	70 C	79 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.