



Sessile Close, Mossley Hill, Liverpool L18 8ED

- Truly Stunning Four Bedroom Detached Family Property
- Expansive & Immaculately Finished Living Proportions
- Impressive Open Plan Kitchen Diner, Utility Room & WC
- Two Ensuites & Luxurious Three-Piece Family Bathroom
- Envidable Location In The Desirable Area of Mossley Hill
- Entrance Hall & Beautifully Presented Reception Room
- Four Bright & Impeccably Decorated Double Bedrooms
- Landscaped Rear Garden, Off-Road Parking & Garage



£625,000

























Description

Standing proudly on Sessile Close, in the ever-desirable area of Mossley Hill, L18, is this absolutely stunning four bedroom detached residence, showcased to the sales market by appointed agents Move Residential. This property occupies an enviable plot which benefits from not being overlooked, and boasts an attractive frontage exuding curb appeal. Offering expansive living proportions thoughtfully designed to meet the needs of modern family life, which have been finished to an immaculate standard throughout, this promises to make a truly exceptional forever home for a very lucky family. You are greeted into the residence by an inviting entrance hall which makes a fabulous first impression, leading you through to the bright and spacious family lounge. Impeccably presented boasting a fresh contemporary décor and shutter blinds which feature throughout the property, this presents a tranquil space to relax and entertain guests. At the heart of the home is a spectacular open plan kitchen diner which is certain to impress even the most discerning of buyers, providing the ultimate space for sociable living. The kitchen has evidently been designed to exemplary specifications, complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. With ample room to accommodate a dining table in front of French doors flooding the space with natural light, this presents a delightful space for sharing family mealtimes where views of the rear garden can be enjoyed. Concluding the extensive ground floor is a well-equipped utility room and a convenient WC. The outstanding quality continues to the first floor where you will discover four generously sized double bedrooms, each beautifully decorated and receiving plenty of daylight, with chic fitted wardrobes and plush carpeting featuring throughout. The master and second bedroom enjoy the added luxury of deluxe ensuite facilities, and adding the finishing touch to the interior of this wonderful home is a contemporary style three-piece family bathroom suite. Externally, this residence is further enhanced by a landscaped rear garden which provides a charming outdoor space for the whole household to enjoy. A neatly maintained lawn surrounded by decorative borders offers ample room for recreational activities, and a flagged patio area presents a serene spot for enjoying al-fresco dining and entertaining during the summer months, complete with a pergola. To the front, a garden area enhances the visual appeal of the property, whilst a driveway provides ample off-road parking and a garage accommodates 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.

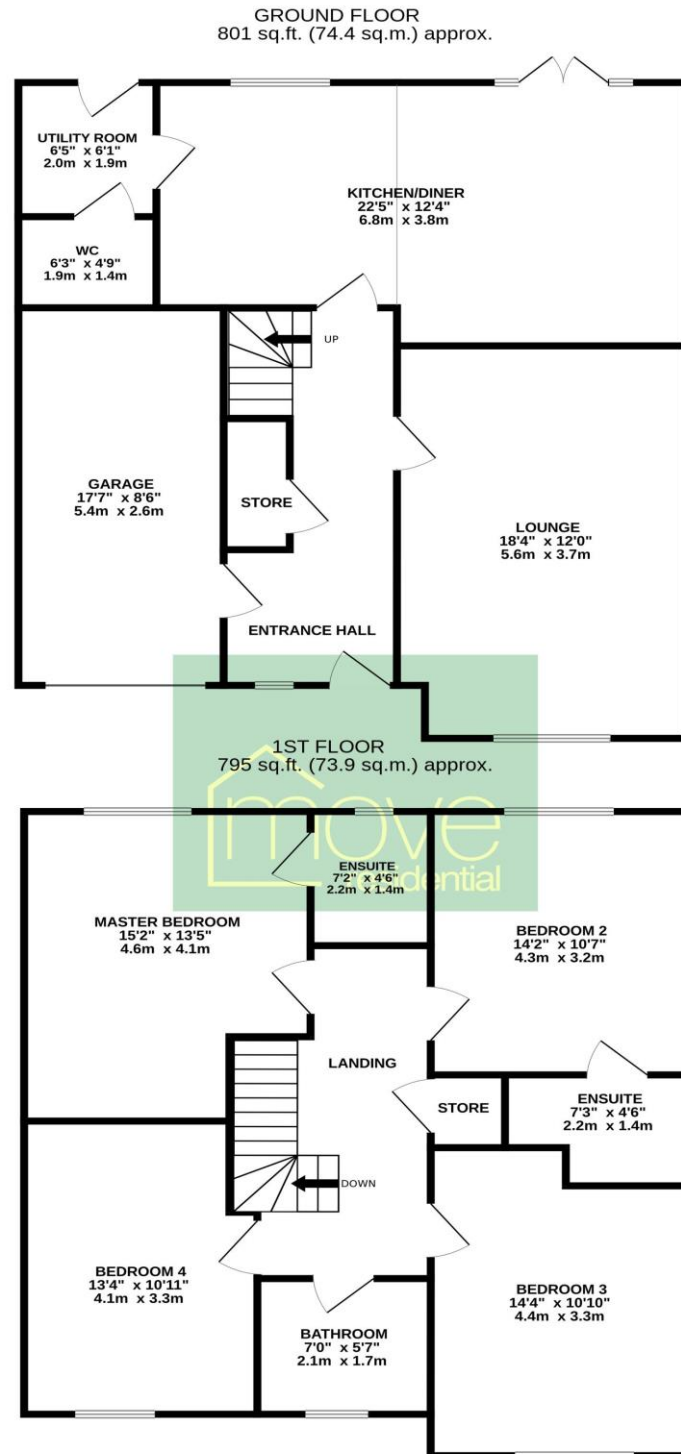
EPC Summary

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	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.

Floor Plan



TOTAL FLOOR AREA : 1597 sq.ft. (148.3 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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