



## Allerton Road, Mossley Hill, Liverpool, L18 6AB

- Stunning Two Bedroom Top Floor Apartment
- Offered For Sale At £50,000 For A 25% Share
- Modern & Impeccably Finished Throughout
- Two Bright & Well-Proportioned Bedrooms
- Enviably Located In The Heart Of Mossley Hill
- Situated In Exclusive Over 55s Development
- Hall & Open Plan Kitchen/Reception Room
- Luxury Contemporary Style Shower Room



£50,000













## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 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



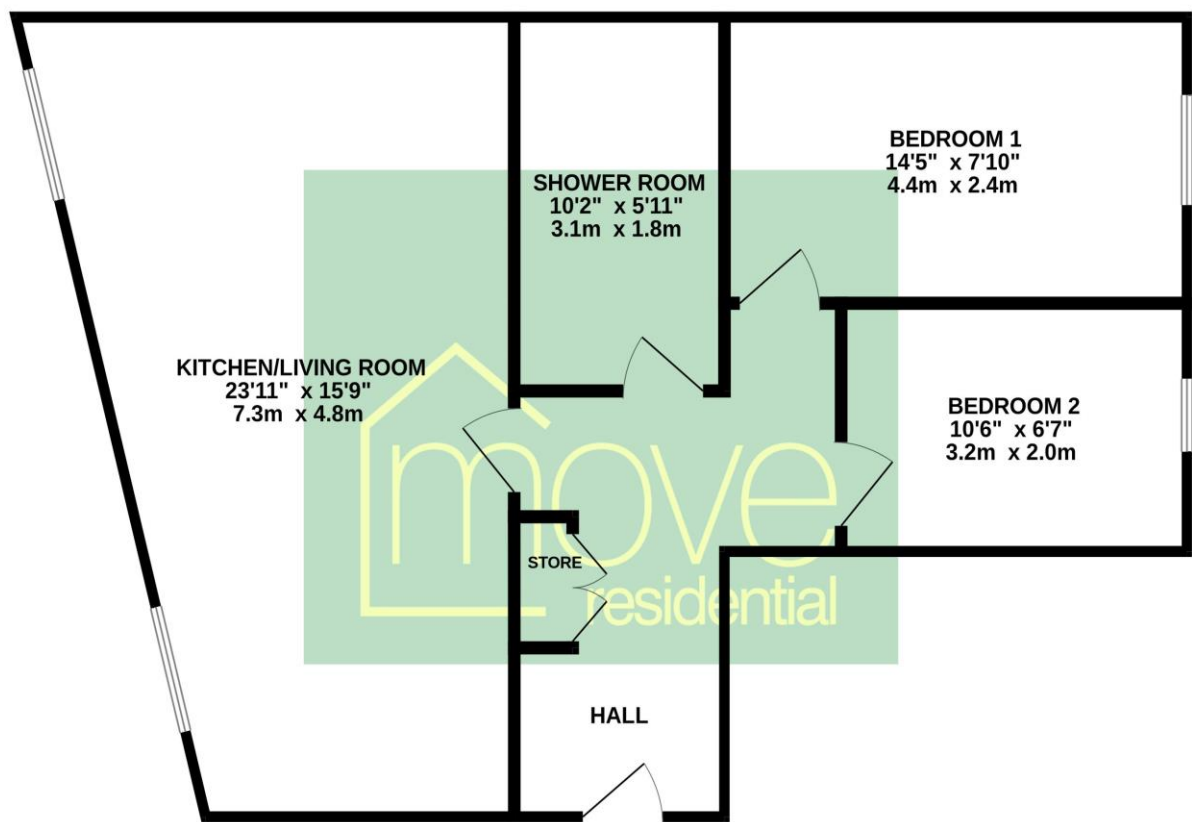
## **Description**

**\*25% Shared Ownership\*** Arriving at the sales market courtesy of Move Residential, is this stunning two bedroom top floor apartment located on Allerton Road in the heart of the highly desirable area of Mossley Hill, L18. Exclusively available to those over 55, this modern property is ready to move into right away, boasting spacious and immaculately presented accommodation throughout, promising to make a wonderful future home for a very lucky buyer. Accessed via a well-maintained communal entrance, you are greeted into the apartment itself by a welcoming entrance hall which leads through to a beautifully finished and generously sized open plan kitchen and living space, providing a fabulous social setting for relaxing and entertaining guests. The kitchen is complete with a range of stylish fitted base and wall units and complementary worktops, whilst the lounge area enjoys plush carpeting. Continuing through you will find the two substantial bedrooms, each finished in a tasteful neutral décor and receiving plenty of natural light, and accompanying the sleeping accommodation is a luxurious shower room featuring chic tiling to the walls and floor. Externally, the property further benefits from communal off-road parking. This impeccable apartment presents an opportunity not to be missed for those looking to downsize to a property which is enviably situated just a stone's throw from all the amenities that the vibrant Allerton Road has to offer.

## **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 : 753sq.ft. (70.0 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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