



## Heathfield Road, Wavertree, Liverpool, L15 9EU

- Stunning Four Bedroom Mid Terrace Property
- Well-Proportioned & Immaculately Presented
- Sensational Open Plan Kitchen/Dining Room
- Luxurious Four-Piece Family Bathroom Suite
- Enviably Located In The Desirable Mossley Hill
- Hallway & Two Impeccable Reception Rooms
- Four Bright & Beautifully Finished Bedrooms
- Meticulously Maintained Enclosed Rear Yard



Offers in Excess of £420,000









































## **Description**

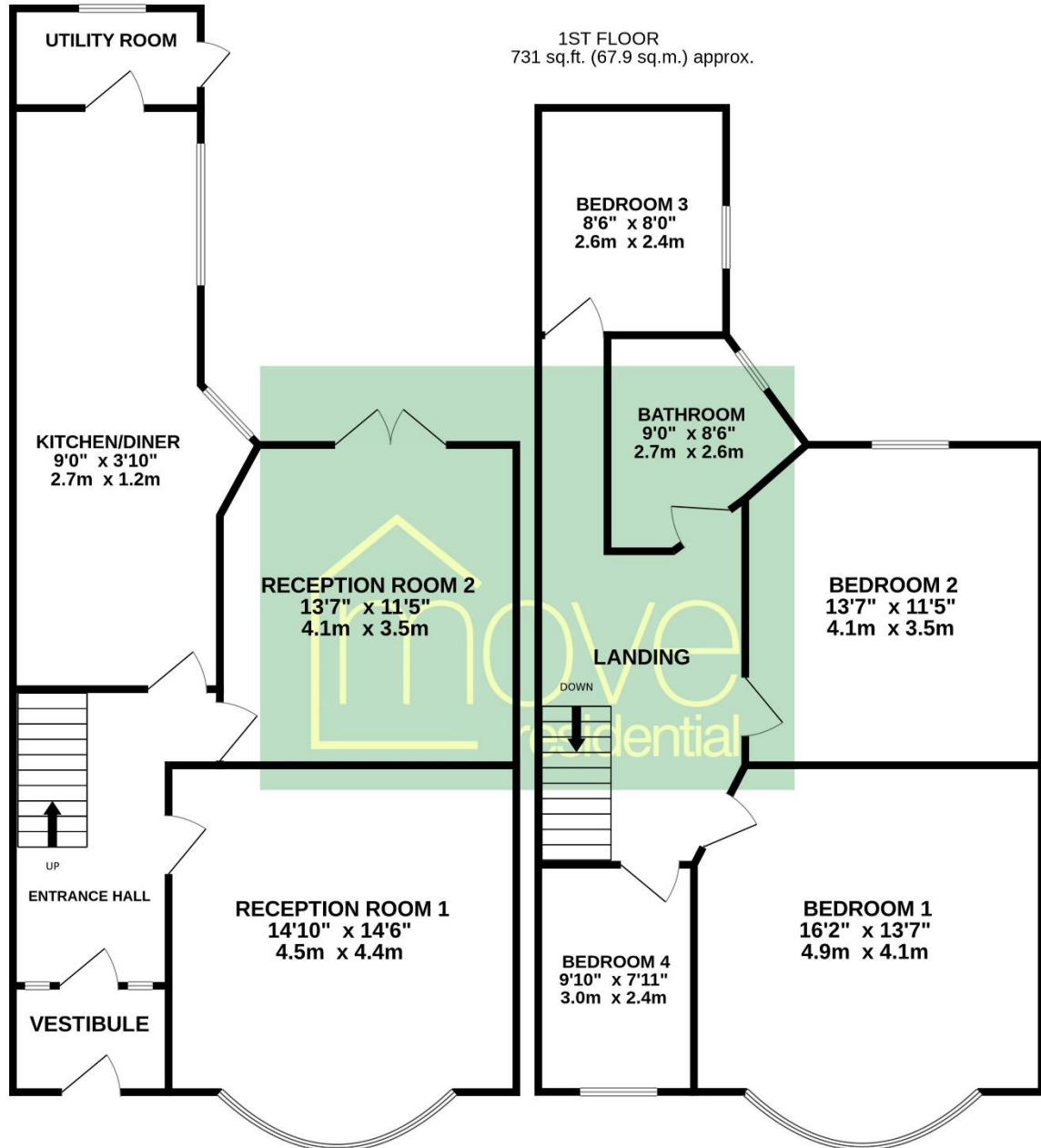
This absolutely stunning four bedroom mid terrace home, enjoying an enviable location in the highly desirable area of Mossley Hill, L15, is proudly showcased to the sales market by appointed agents Move Residential. This property boasts a charming frontage and offers generous living proportions within which have been finished to an exemplary standard throughout, promising to make a truly enviable future home for an extremely lucky buyer. A striking entrance hall greets you into the property making a fabulous first impression, featuring an internal door with exquisite stained glass, leading you into the spacious family lounge which is awash with natural light courtesy of a walk-in bay window. Impeccably finished in a tasteful neutral décor, this presents a tranquil and elegant space to entertain guests. Following this is a second substantial and beautifully presented reception room, boasting a set of French doors providing access to the rear yard, offering a welcoming space to relax and unwind. Concluding the ground floor is a generous open plan kitchen diner which is certain to impress even the most discerning of buyers. Evidently finished to the very highest of specifications, the kitchen is complete with a range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. With ample room to accommodate a formal dining table, this presents a spectacular social setting for cooking in company and enjoying family mealtimes. The exceptional quality continues to the first floor where you will discover four well-proportioned bedrooms, each immaculately presented featuring attractive wood style flooring throughout and receiving plenty of daylight, with the exquisite master room further enjoying a bay window. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this sensational home is a showstopping four-piece family bathroom suite which promises to offer a spa-like experience, boasting chic tiles to the walls and floor, a walk-in shower unit and a luxurious bathtub. Externally, the property is further enhanced by a meticulously maintained rear yard which offers an idyllic outdoor spot for al-fresco dining and entertaining, consisting of a smartly flagged patio and artificial grass.

## **Location**

Mossley Hill 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

GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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		85 B
69-80	C		
55-68	D	60 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.