



## Penny Lane, Mossley Hill, Liverpool, L18 1DF

- Brilliant Four Bedroom Terrace Property
- Offered For Sale With No Onward Chain
- Hallway & Spacious Bay-Fronted Lounge
- Four Bedrooms, Ensuite & Main Bathroom
- Prime Location In Desirable Mossley Hill
- Well-Proportioned & Plenty Of Potential
- Second Reception Room & Kitchen Diner
- Low-Maintenance Enclosed Yard To Rear



£325,000











## **Description**

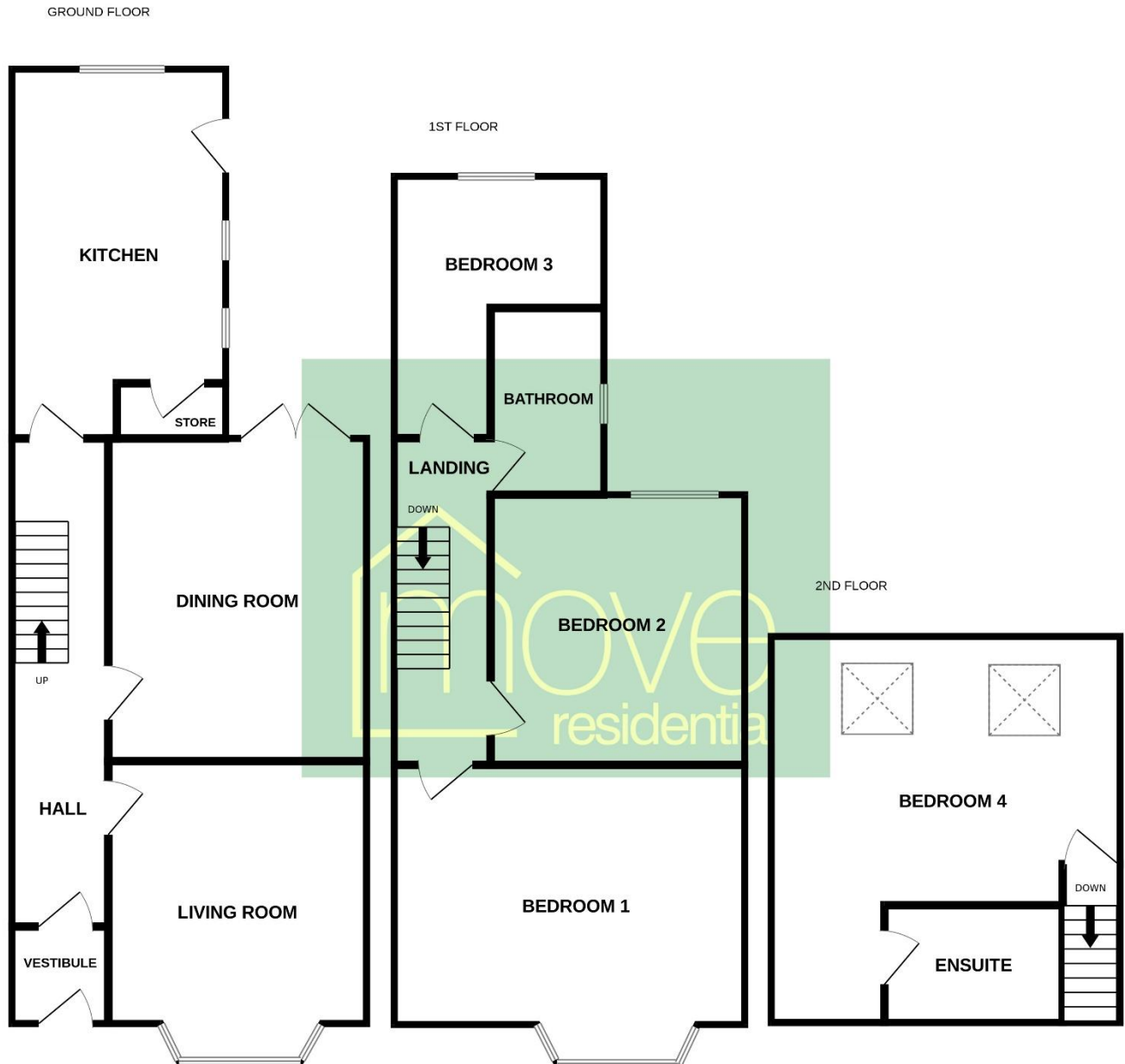
Enjoying a prime location on Penny Lane in the heart of the desirable area of Mossley Hill, L18, is this brilliant four bedroom terrace home, offered for sale with no onward chain by appointed agents Move Residential. Boasting generous living proportions which are bursting with potential throughout, this presents an opportunity not to be missed for those searching for a home they can put their own stamp on in one of Liverpool's most sought-after suburbs. An entrance hall greets you into the property, leading through to a spacious lounge which is flooded with natural light courtesy of a bay window, followed by a second substantial reception room enjoying a feature fireplace and a set of French doors out to the rear. Concluding the ground floor is a modern and generously sized kitchen diner complete with a range of stylish fitted base and wall units, plentiful surface space, and ample room for a dining table. Continuing up to the first floor you will discover three well-proportioned bedrooms, enjoying wood style flooring and receiving plenty of daylight, accompanied by a contemporary style three-piece family bathroom suite. The fourth and final generous bedroom is located at the pinnacle of the property on the second floor, complete with the added luxury of an ensuite shower room. Externally, the property further benefits from a low maintenance enclosed yard to the rear.

## **Location**

This area is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. 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, including Bluecoat, King David & Calderstones. 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



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+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>	72 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### 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.