



Plattsville Road, Mossley Hill, Liverpool, L18 0HY

- Charming Four Bedroom Mid Terrace Property
- Generous & Beautifully Presented Throughout
- Sitting Room, Morning Room & Fitted Kitchen
- Ensuite & Three-Piece Family Bathroom Suite
- Located In The Heart Of Desirable Mossley Hill
- Entrance Hall & Bay-Fronted Reception Room
- Four Substantial & Well-Presented Bedrooms
- Meticulously Maintained Enclosed Rear Yard



Offers Over £350,000





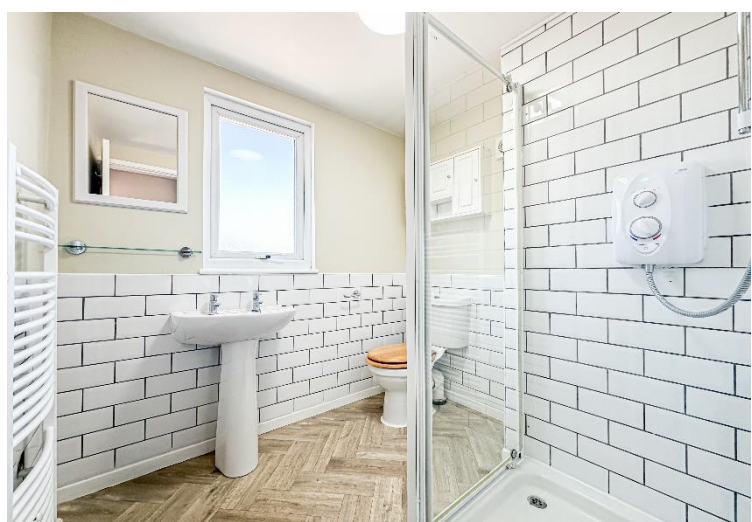


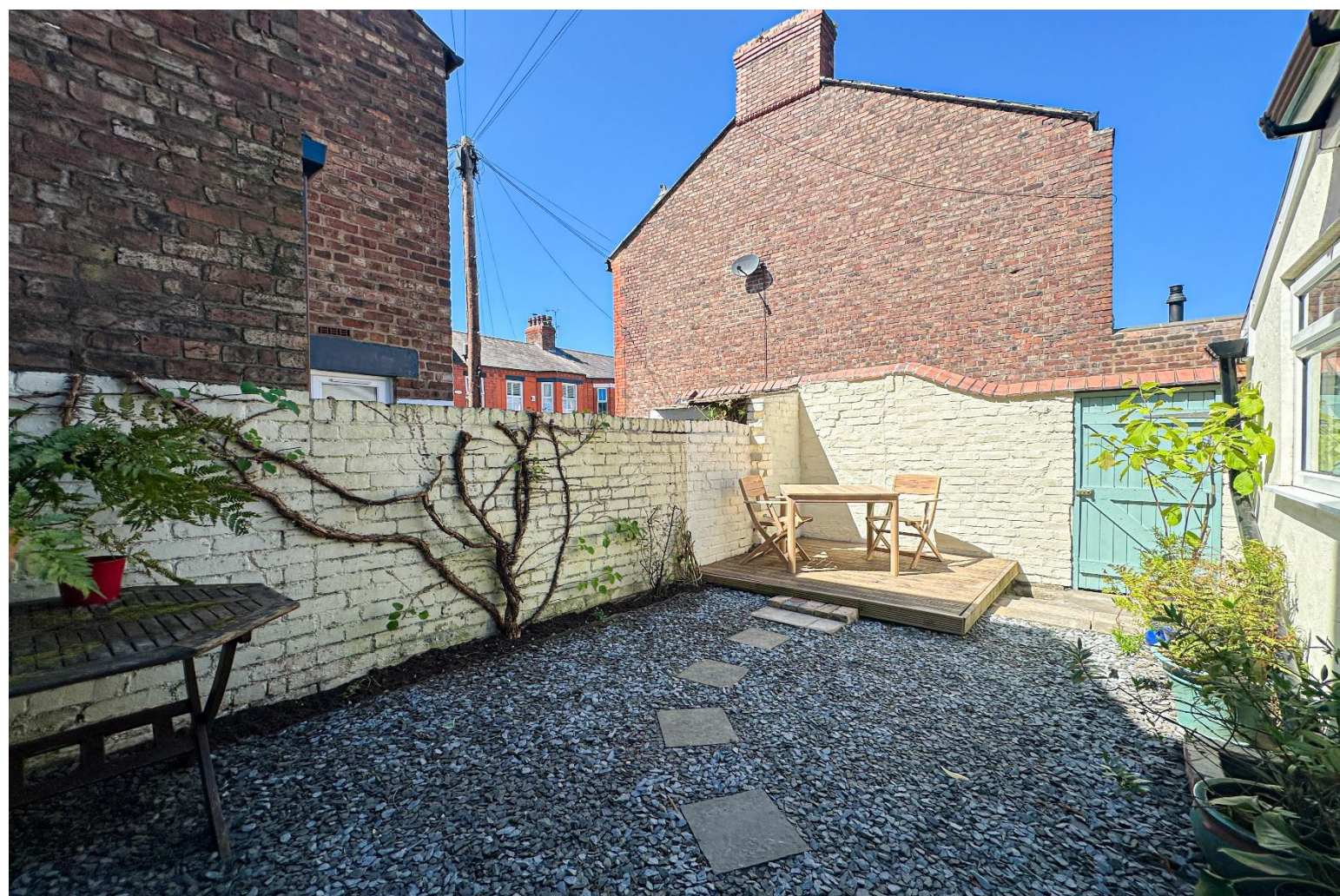












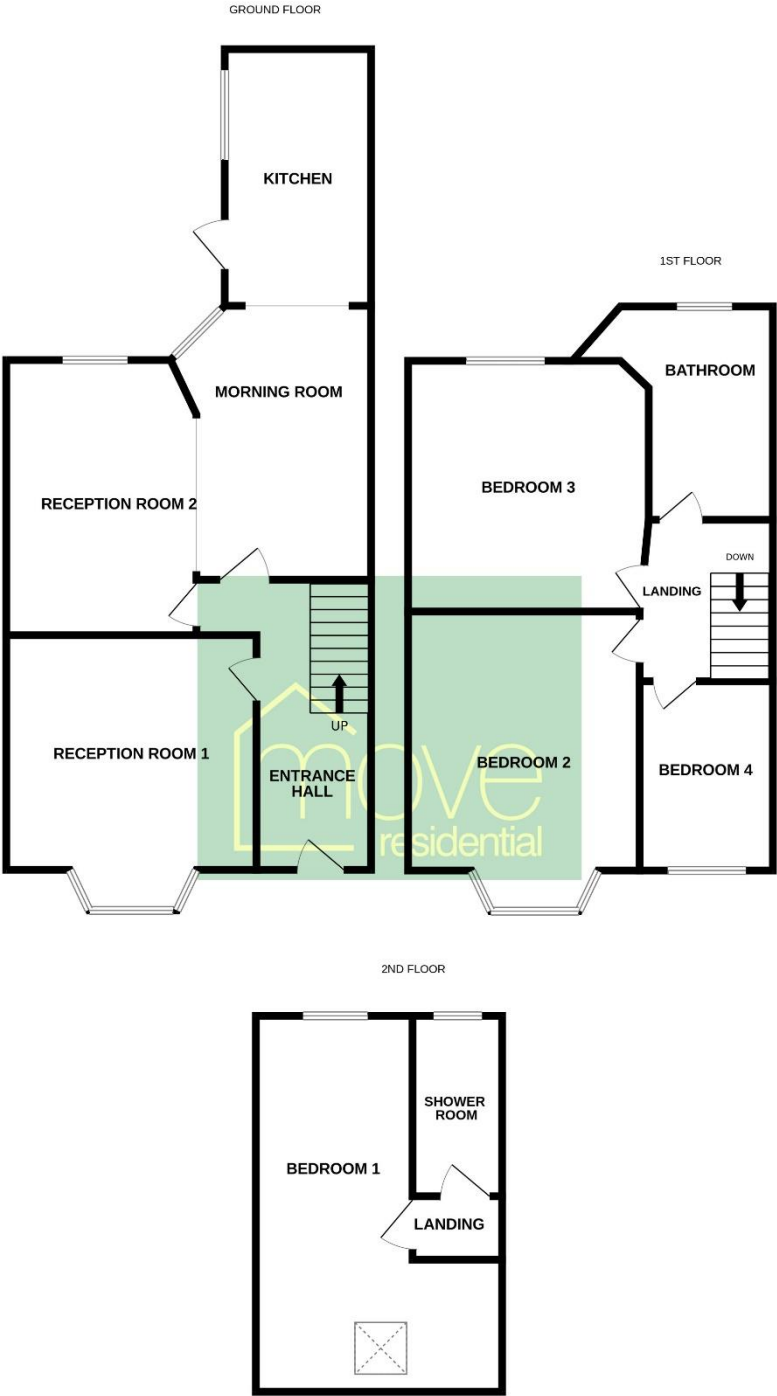
Description

Enjoying a prime location on Plattsville Road in the heart of the highly desirable area of Mossley Hill, L18, is this charming four bedroom mid terrace property, proudly presented to the sales market by appointed agents Move Residential. The property boasts an attractive frontage and offers generously proportioned and beautifully presented accommodation throughout, promising to make a wonderful future home for a very lucky family. An inviting entrance hall greets you into the property, leading through to a spacious family lounge enjoying high ceilings and awash with natural light courtesy of a walk-in bay window. Finished in a neutral décor complementing the wood flooring, this presents a welcoming space to relax and entertain guests. The rear of the property has been opened up, presenting a fantastic social space for enjoying family mealtimes and entertaining guests. A cosy second sitting room boasts an eye-catching wood burner with an exposed brick surround, flowing seamlessly into an impeccably presented morning room, which then leads into a modern kitchen, complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. Ascending to the first floor you will discover two generously sized double bedrooms along with a well-proportioned single room, each immaculately maintained and receiving plenty of daylight, accompanied by a deluxe three-piece family bathroom suite. The expansive master bedroom is located at the pinnacle of the property on the second floor, enjoying the added luxury of a contemporary style ensuite shower room. Externally, the property further benefits from a meticulously maintained rear yard which provides an idyllic outdoor spot for enjoying al-fresco dining during the warmer months.

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



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		80 C
55-68	D	57 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.