



Courtland Road, Mossley Hill, Liverpool, L18 2EQ

- Stunning Four Bedroom Mid Terrace Property
- Well-Proportioned & Immaculately Presented
- Elegant Dining Room & Stylish Fitted Kitchen
- Luxurious Four-Piece Family Bathroom Suite
- Found In The Heart Of Desirable Mossley Hill
- Entrance Hall & Bay-Fronted Reception Room
- Four Bright & Substantially Sized Bedrooms
- Low-Maintenance Enclosed Yard To The Rear



Offers in Excess of £380,000

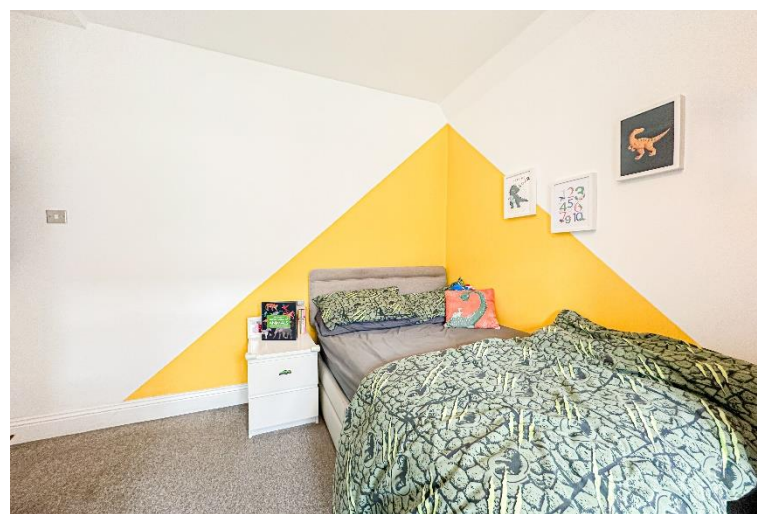
















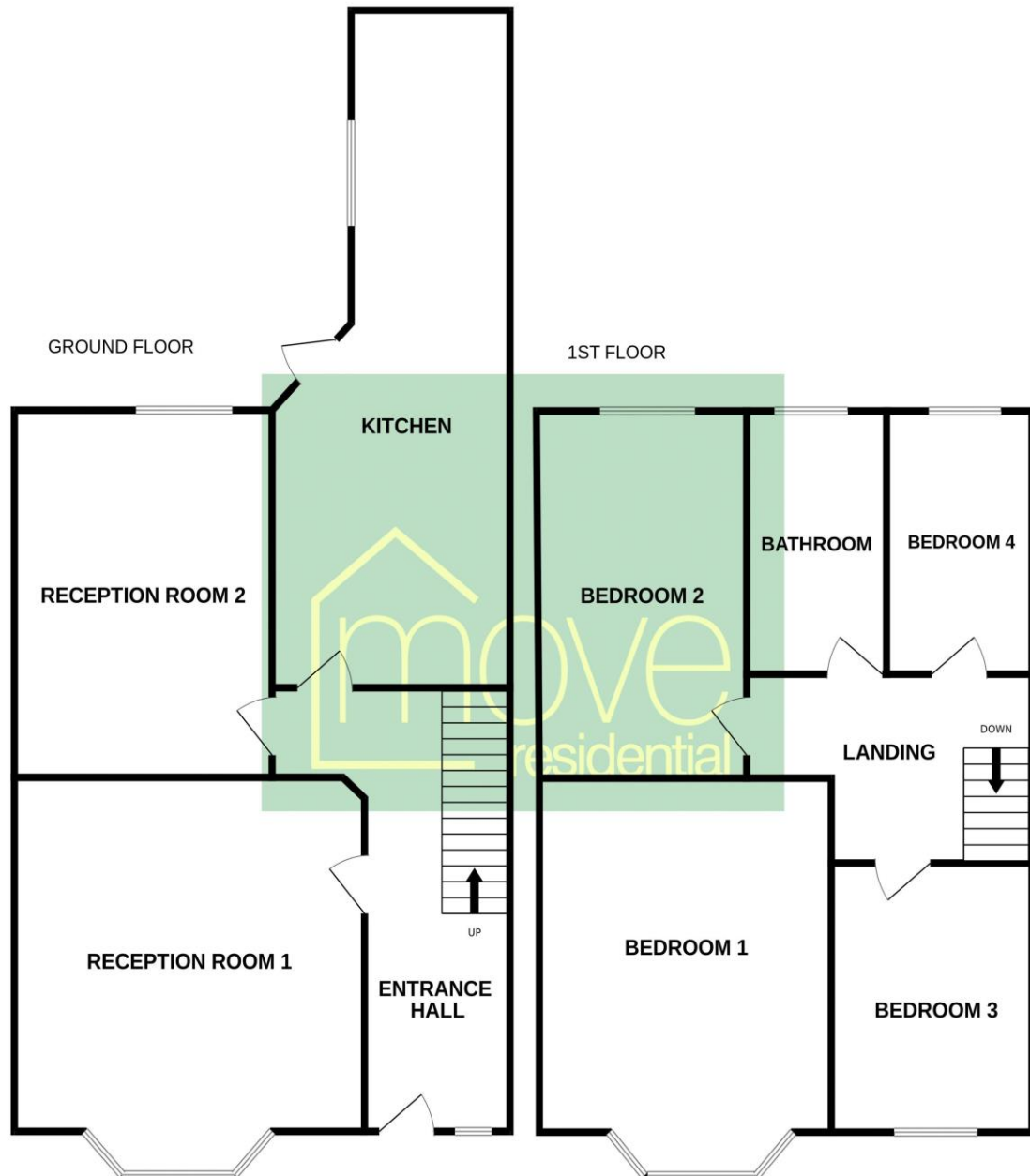
Description

Enviably located in the very heart of the highly desirable area of Mossley Hill, L18, is this truly stunning four bedroom mid terrace home, showcased to the sales market by appointed agents Move Residential. Boasting substantial living proportions which have been finished to an immaculate standard throughout, this promises to make a wonderful future home for a very lucky family. You are greeted into the property by an inviting entrance hall, leading through to a spacious family lounge which is bathed in natural light courtesy of a bay window. Impeccably finished in a tasteful décor which complements the exquisite feature fireplace and wood style flooring, this presents a welcoming and elegant space to relax and unwind. Following this is a second substantial and beautifully presented reception room which also features an eye-catching fireplace, offering a charming setting for entertaining guests. Concluding the ground floor is a generously sized modern kitchen complete with a range of sleek fitted base and wall units and complementary worktops providing plentiful surface space. With ample room to accommodate a dining table, this provides a stylish social space perfect for cooking in company and enjoying family mealtimes. The property continues to impress as you ascend to the first floor where you will discover four well-proportioned bedrooms, each finished to an excellent standard featuring plush carpeting throughout, and receiving plenty of daylight, with the master bedroom further enjoying attractive built-in wardrobes. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this exceptional home is a luxurious fully tiled four-piece family bathroom suite. Externally, the property further benefits from a low-maintenance enclosed yard to the rear which provides the perfect spot for enjoying al-fresco dining and entertaining during the warmer months, and is also home to an outhouse complete with power .

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 which is just on your doorstep 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 Anytime Fitness on Allerton Road. 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, as well as Liverpool South Parkway nearby connecting to Manchester and further afield. 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 10 minutes.

Floor Plan



TOTAL FLOOR AREA : 1453sq.ft. (135.0 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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.