

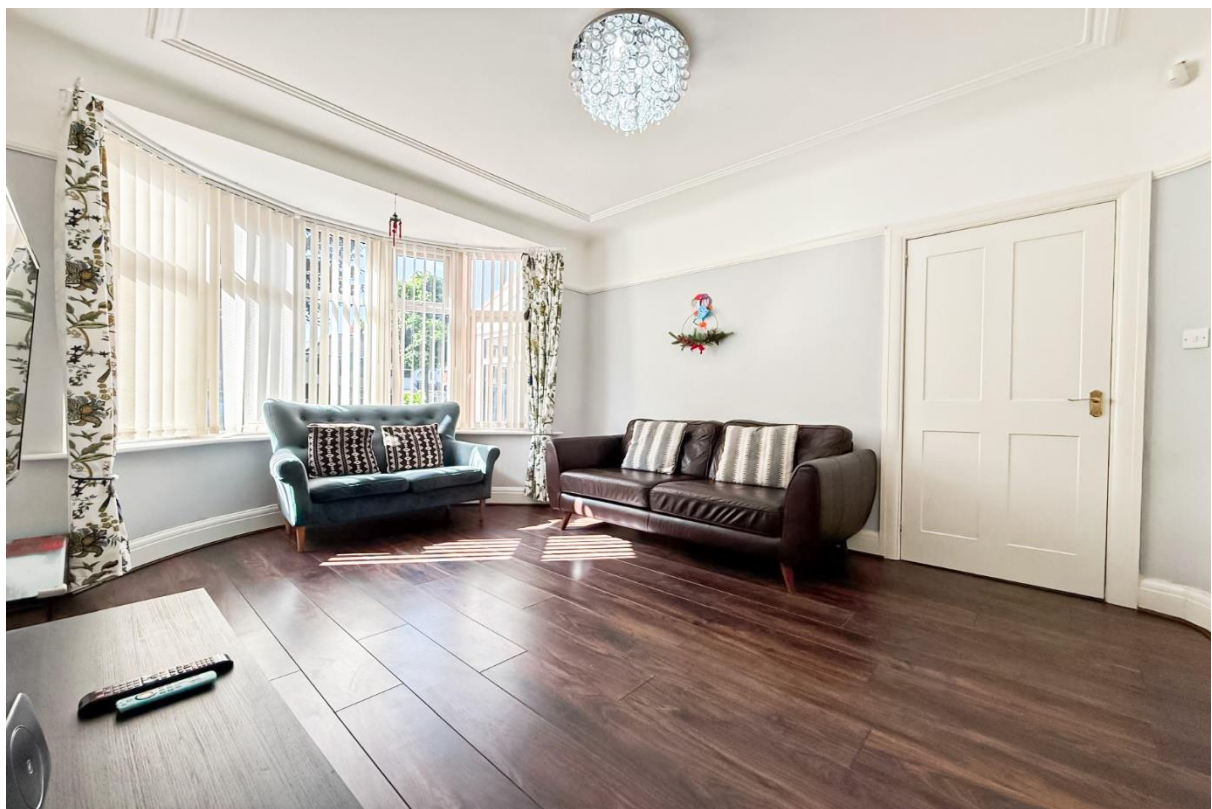


Booker Avenue, Mossley Hill, Liverpool, L18 9SB

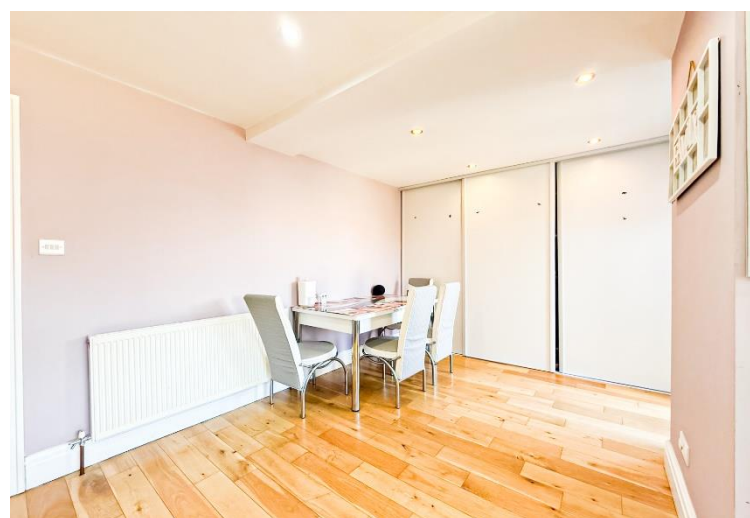
- Impressive Three Bedroom Semi Detached Home
- Generously Proportioned & Beautifully Presented
- Substantial Kitchen Diner, Office/Playroom & WC
- Contemporary Three-Piece Family Bathroom Suite
- Located In Highly Desirable Area Of Mossley Hill
- Entrance Hall & Two Welcoming Reception Rooms
- Two Generous Double Bedrooms & Single Room
- Expansive Garden To Rear & Off-Road Parking



Offers in Excess of £425,000

















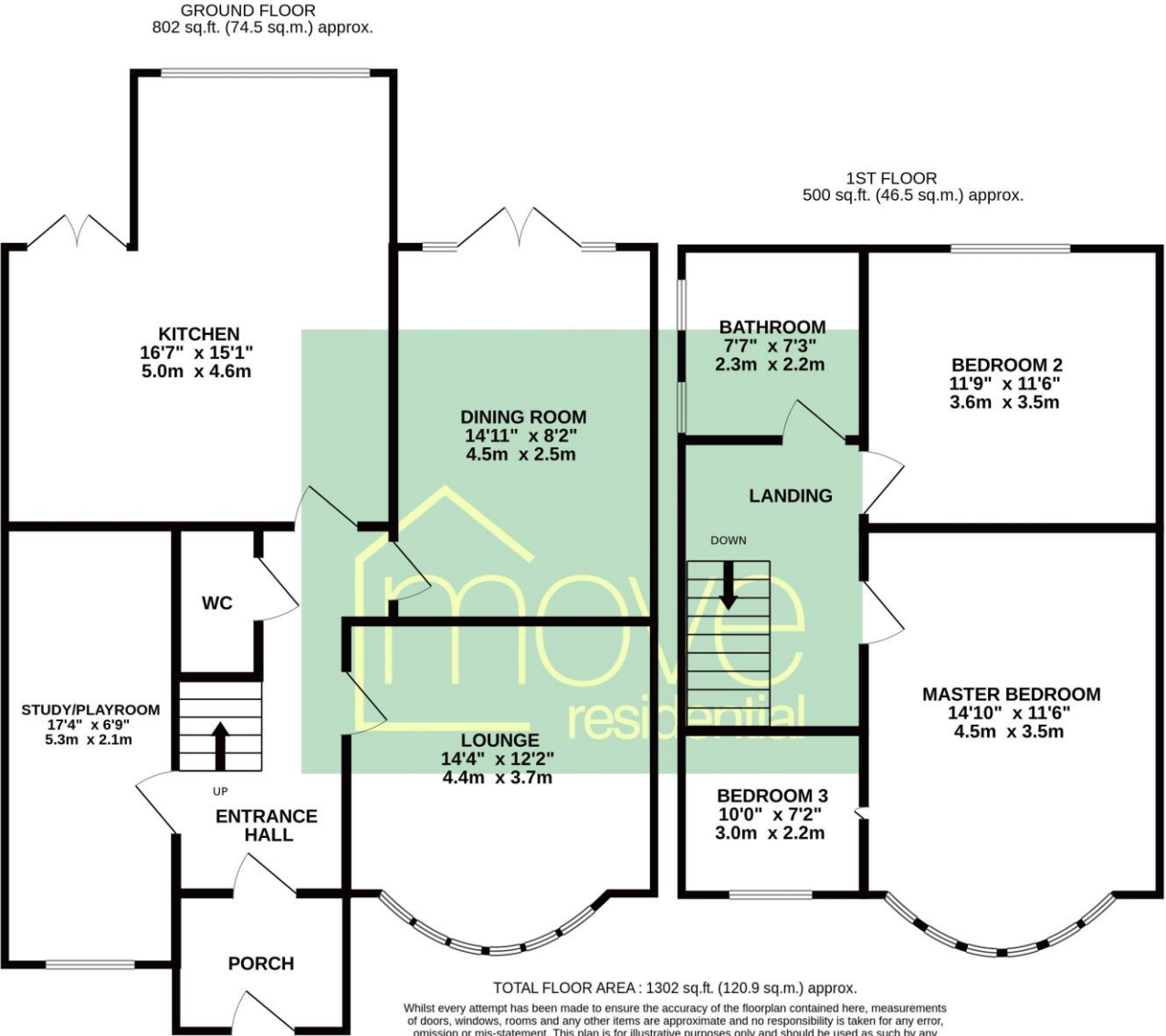
Description

Welcomed to the sales market by appointed agents Move Residential is this impressive three bedroom semi detached home, located on the highly sought-after Booker Avenue in the heart of the desirable area of Mossley Hill L18. Generously proportioned and beautifully presented throughout, this presents an opportunity not to be missed for those searching for a family home in one of South Liverpool's most favoured residential areas. You are greeted into the property by an inviting entrance hall, which leads through to a spacious family lounge, awash with natural light courtesy of a bay window. Finished in a tasteful décor featuring attractive wood style flooring, this provides a welcoming space to relax and unwind. Following this is a second substantial and impeccably presented reception room which boasts a set of French doors to the rear, offering views and access out to the garden and flooding the space with daylight. At the heart of the home is a generously sized kitchen diner which presents a fabulous social setting for enjoying family mealtimes and entertaining guests. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. A garage conversion accommodates a bright and airy office/playroom, and concluding the extensive ground floor is a convenient WC. The high quality continues as you ascend to the first floor, where you will discover two substantial double bedrooms and a well-proportioned single room, each finished to an excellent standard and receiving plenty of natural light. Accompanying the sleeping accommodation and concluding the interior of this wonderful home is a luxurious fully tiled three-piece family bathroom suite. Externally, the property is enhanced by an expansive rear garden which provides a fantastic outdoor space for the whole household to enjoy. A vast lawn offers ample room for recreational activities, whilst a decking area presents the perfect spot for al-fresco dining. To the front, a driveway provides ample off-road parking.

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, ideal for family days out, dog walking, and outdoor activities, and close by in L17 are Sefton and Greenbank Parks, along with Otterspool promenade and the beautiful riverside. 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 Tesco Express and Co-op convenience stores in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Heron Eccles Football Academy and Aigburth Cricket Club. Schools include some of those considered Liverpool's best, the largest secondary school being Calderstones School, and there is a music academy and top-rated tuition centres just a stone's throw away. 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		83 B
69-80	C		
55-68	D	66 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.