



Queens Drive, Mossley Hill, Liverpool, L18 2DS

- Impressive Four Bedroom Detached Family Residence
- Rare Find - Offered For Sale With No Onward Chain
- Entrance Hall & Three Welcoming Reception Rooms
- Four Bedrooms, Family Bathroom & Separate WC
- Prime Location In The Desirable Area Of Mossley Hill
- Generous Living Proportions Bursting With Potential
- Substantial Kitchen, Utility Room & Downstairs WC
- Expansive Rear Garden, Off-Road Parking & Garage



Offers in Excess of £750,000

























Description

Standing proudly on the desirable Queens Drive in the highly sought-after suburb of Mossley Hill, L18, is this impressive four bedroom detached residence, proudly presented to the sales market courtesy of appointed agents Move Residential. Offered for sale with no onward chain, this property boasts an imposing frontage, and offers expansive and versatile living proportions which have been beautifully maintained throughout. Practically bursting with potential, this home presents exciting scope for modernisation, offering an opportunity not to be missed for those searching for a forever family home they can put their own stamp on in one of South Liverpool's most coveted areas. Upon entering the residence, you are greeted by an inviting entrance hall which leads through to two spacious reception rooms, each enjoying a bay-window which floods the space with natural light, presenting welcoming settings for relaxing and enjoying mealtimes. Following this is a generously proportioned family room which enjoys a set of sliding doors to the rear, providing views and access out to the garden, offering a delightful social space for entertaining guests. Continuing through you will find a substantial fitted kitchen, providing access into a convenient separate utility room, and concluding the extensive ground floor is a WC. Ascending to the first floor you will discover three generously sized double bedrooms and a large single room, each finished to an excellent standard and receiving an abundance of daylight, with the two principal rooms further benefiting from a bay window. Accompanying the sleeping accommodation is a three-piece family bathroom suite, and adding the finishing touch to the interior of this wonderful home is an additional separate WC. Externally, the residence is further enhanced by a vast rear garden which presents the ultimate outdoor space for the whole household to enjoy, surrounded by established greenery borders which offer privacy and seclusion. A sweeping neatly maintained lawn provides plenty of room for recreational activities, whilst a patio area presents a serene spot for al-fresco dining and entertaining. To the front, a meticulously manicured garden area enhances the property's visual appeal, a substantial driveway provides ample off-road parking, and a garage offers additional storage space. A viewing is highly recommended to fully appreciate the extensive proportions and vast potential that this exceptional residence has to offer, promising to make a truly incomparable future home for a very lucky family.

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 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.

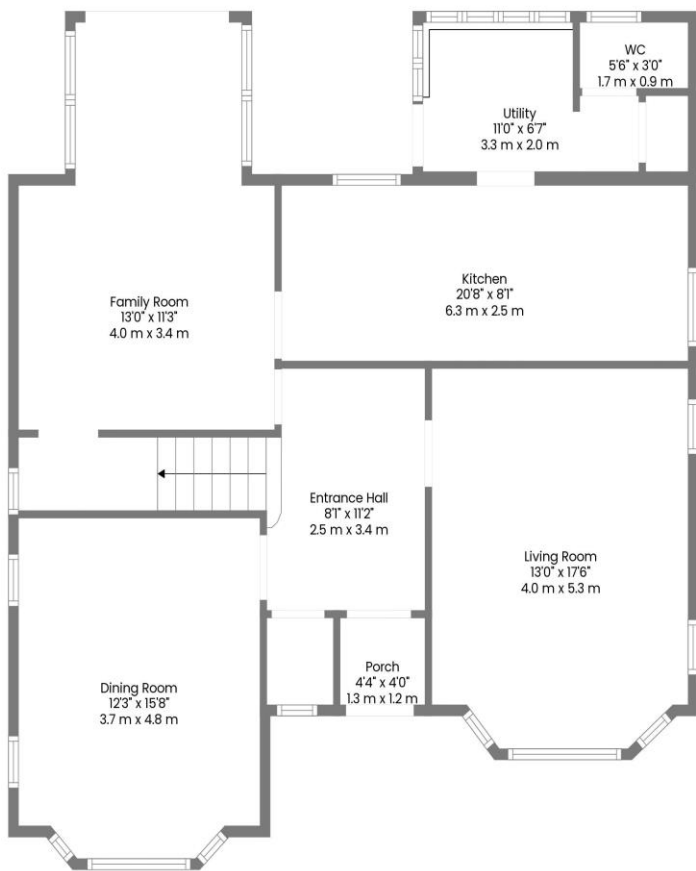
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

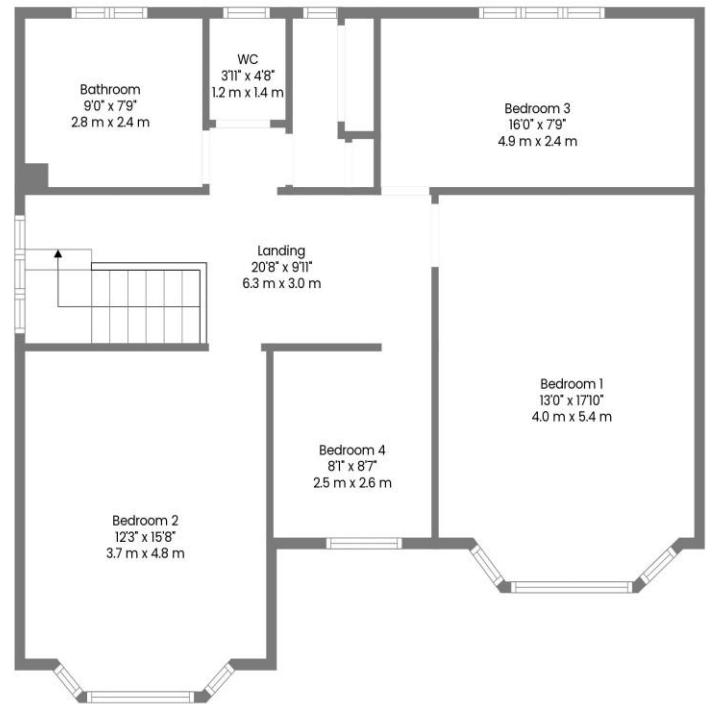
Additional Information

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.

Floor Plan



Floor 1



Floor 2

TOTAL: 1970 sq. ft, 183 m2
 FLOOR 1: 1059 sq. ft, 98 m2, FLOOR 2: 911 sq. ft, 85 m2
 EXCLUDED AREAS: PORCH: 17 sq. ft, 2 m2
 WALLS: 147 sq. ft, 14 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.