



Cooper Avenue North, Mossley Hill, Liverpool L18 4PQ

- Impressive Three Bedroom Semi Detached Property
- Rare Find-Offered For Sale With No Onward Chain
- Entrance Hall & Inviting Bay-Fronted Living Room
- Three Bedrooms & Deluxe Family Bathroom Suite
- Enviably Located In Desirable Area Of Mossley Hill
- Generously Proportioned & Immaculately Finished
- Delightful Dining Room & Modern Kitchen Diner
- Fantastic Rear Garden With Patio & Raised Lawn



Offers in Excess of £435,000





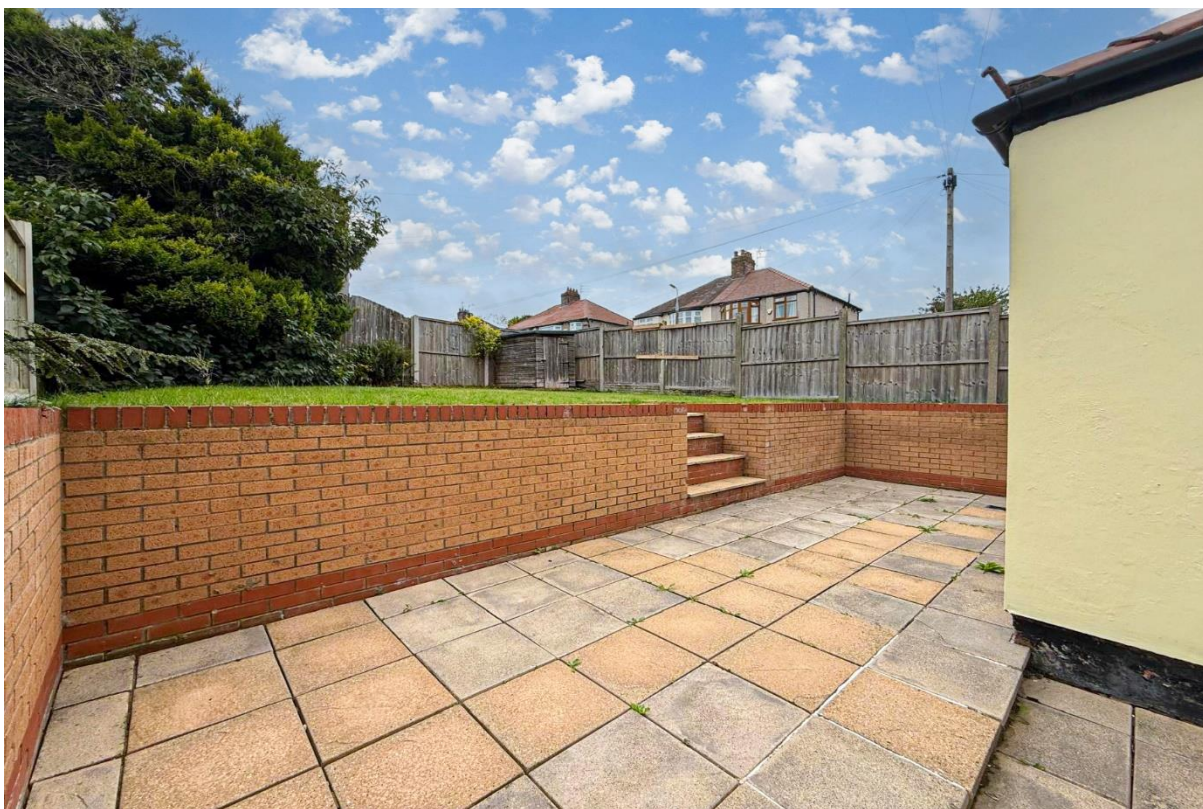












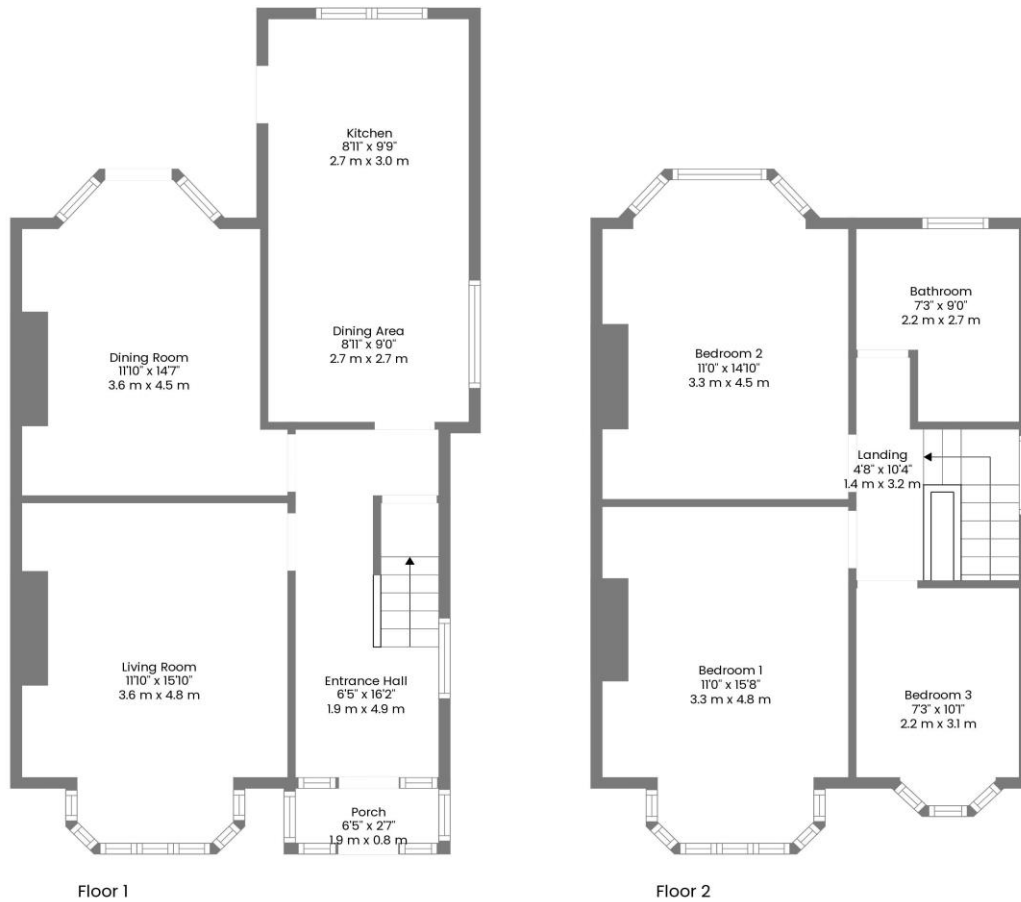
Description

This impressive three bedroom semi detached property, located on Cooper Avenue North in the desirable area of Mossley Hill, L18, is offered for sale with no onward chain by appointed agents Move Residential. Occupying a substantial corner plot, this property boasts generous living proportions which have been finished to a high standard throughout, promising to make a wonderful future home for a very lucky family. You are greeted into the property by an inviting entrance hall which leads into a spacious family lounge, awash with natural light courtesy of a bay window. Finished in a neutral décor featuring attractive wood style flooring, this presents a welcoming space ideal for relaxation. This is followed by a second sizable reception room, which enjoys a set of french doors providing views and access out to the rear garden, offering a delightful setting for enjoying mealtimes and entertaining guests. Concluding the ground floor is a generous kitchen diner complete with range of stylish fitted base and wall units, plentiful worktop space, and a selection of integrated appliances. Continuing up to the first floor, you will discover two well-proportioned double bedrooms and a large single room, each beautifully presented and receiving an abundance of natural light. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this fantastic home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a lovely rear garden, consisting of a smartly flagged patio area presenting the perfect spot for enjoying al-fresco dining and entertaining, and a raised lawn offering ample room for recreational activities.

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.

Floor Plan



TOTAL: 1122 sq. ft, 105 m²

FLOOR 1: 608 sq. ft, 57 m², FLOOR 2: 514 sq. ft, 48 m²

EXCLUDED AREAS: PORCH: 16 sq. ft, 2 m²

WALLS: 110 sq. ft, 9 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 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.