



## Barndale Road, Mossley Hill, Liverpool, L18 1EN

- Charming Two Bedroom Mid Terrace Home
- Well-Proportioned & Beautifully Presented
- Elegant Dining Room & Sleek Fitted Kitchen
- Luxurious Four-Piece Family Bathroom Suite
- Prime Location In The Desirable Mossley Hill
- Entrance Hall & Bay-Fronted Family Lounge
- Two Bright & Generously Sized Bedrooms
- Well-Maintained Enclosed Yard To The Rear



Offers in Excess of £260,000

































## **Description**

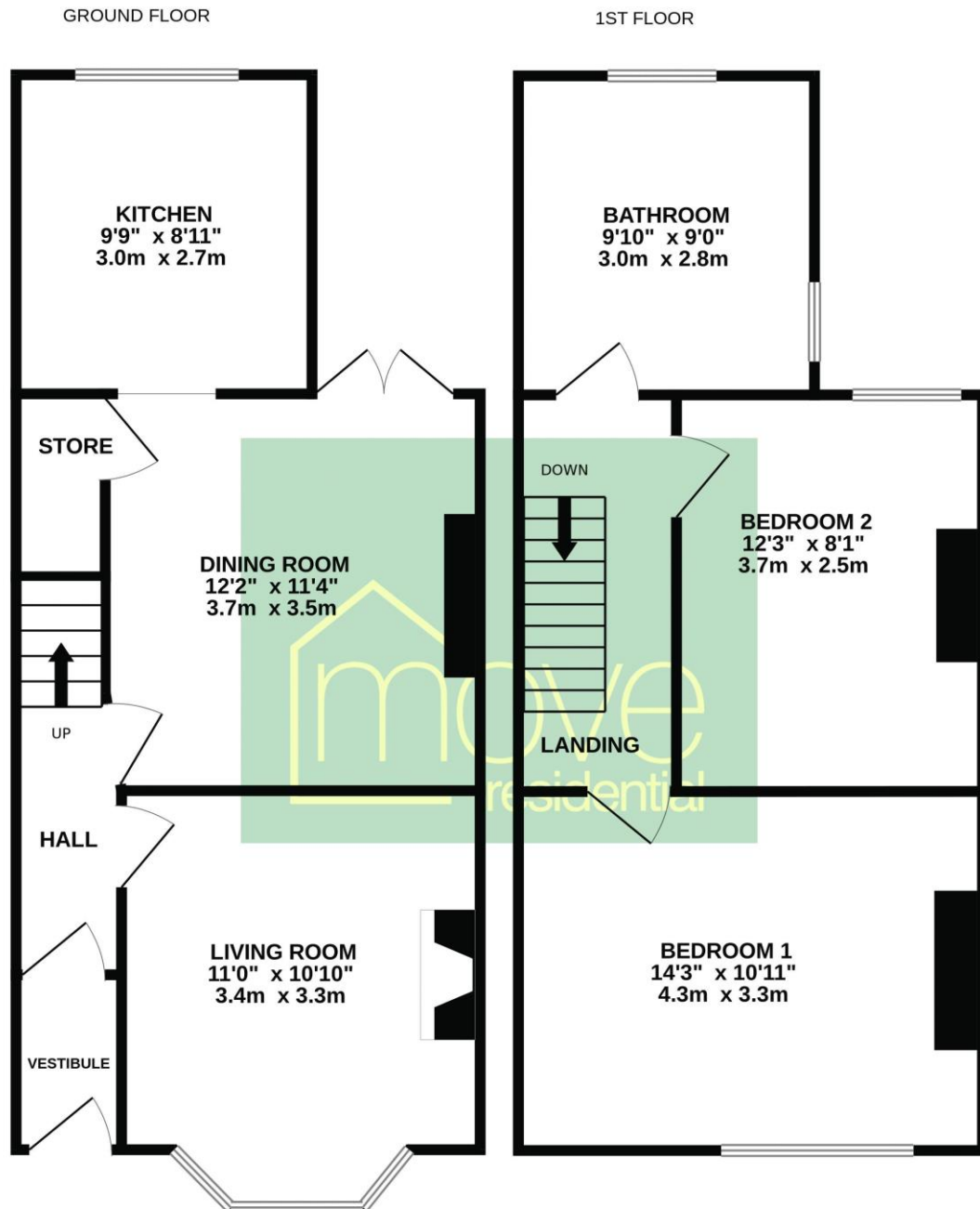
Enjoying a prime location on Barndale Road in the highly desirable area of Mossley Hill, L18, is this charming two bedroom terrace home, proudly presented to the sales market by appointed agents Move Residential. Boasting spacious and beautifully presented living proportions throughout, this promises to make a wonderful future home for a very lucky buyer. An inviting entrance hall greets you into the property, leading through to a spacious reception room, flooded with natural light courtesy of bay window. Finished in a neutral décor which complements the eye-catching wood burner, this space exudes a warm ambiance ideal for relaxation. Following this is an impeccably finished dining room, which enjoys a set of French doors providing views and access out to the rear yard, offering a delightful setting for entertaining guests. Concluding the ground floor is a sleek modern kitchen complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. The first floor is home to the immaculately presented master bedroom, enjoying a bay-window and a stylish décor, along with a second well-proportioned bedroom. Adding the finish touch to the interior of this impressive home is a luxurious four-piece family bathroom suite, featuring a walk-in shower unit and a freestanding bathtub. Externally, a low-maintenance enclosed yard to the rear provides an idyllic spot for 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



TOTAL FLOOR AREA : 813sq.ft. (75.5 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		91 B
69-80	C	73 C	
55-68	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.