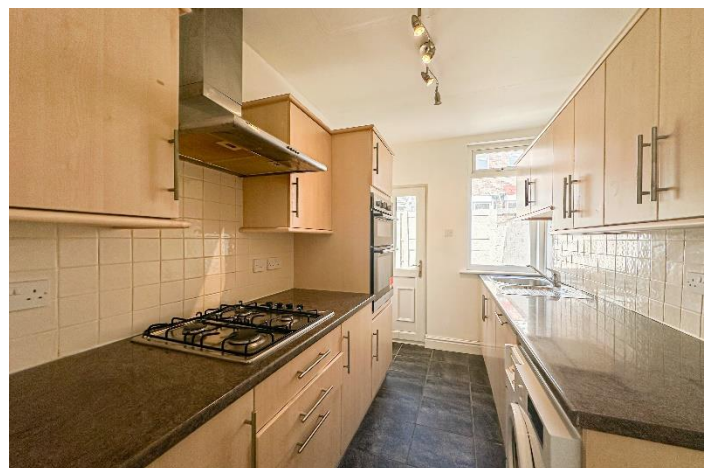




Queensdale Road, Mossley Hill, Liverpool, L18 1LT

- Fantastic Three Bedroom Mid Terrace Property
- Well-Proportioned & Maintained Throughout
- Additional Reception Room & Fitted Kitchen
- Substantial Four-Piece Family Bathroom Suite
- Located In The Desirable Area Of Mossley Hill
- Entrance Hall & Bay-Fronted Family Lounge
- Two Double Bedrooms & Large Single Room
- Low-Maintenance Enclose Yard To The Rear



£270,000















Description

Enjoying a prime location on Queensdale Road in the heart of the highly desirable area of Mossley Hill, L18, is this fantastic three bedroom terrace home, welcomed to the sales market by appointed agents Move Residential. Boasting generous and beautifully maintained living proportions which are bursting with potential throughout, this presents an opportunity not to be missed for those searching for a home they can put their own stamp on, in one of South Liverpool's most sought-after locations. Following through the inviting entrance hall you are led into the first of two spacious reception rooms which present welcoming spaces to relax and entertain guests, each featuring an eye-catching fireplace with the front lounge further enjoying a bay window which floods the space with natural light. Concluding the ground floor is a sizable kitchen complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space. Continuing up to the first floor you will discover two generously sized double bedrooms and a well-proportioned single room, each receiving plenty of daylight, accompanied by a four-piece family bathroom suite. Externally, the property further benefits from a substantial rear yard which offers the ideal spot for enjoying al-fresco dining during the warmer months.

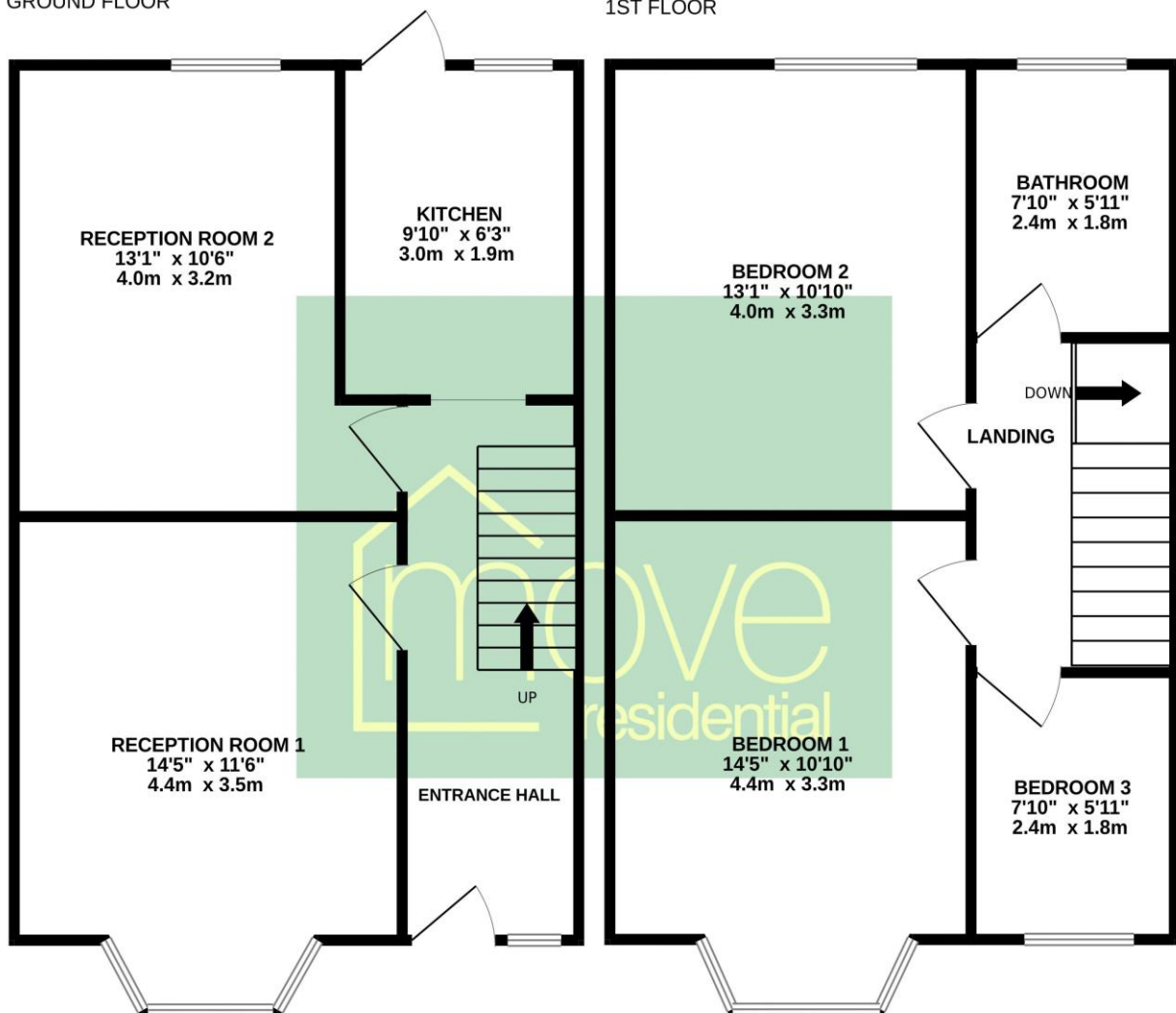
Location

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

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 990sq.ft. (92.0 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	64 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.