



Mapledale Road, Mossley Hill, Liverpool, L18 5JE

- Delightful Three Bedroom Semi Detached Home
- Generously Proportioned & Beautifully Finished
- Fitted Kitchen Diner With French Doors To Rear
- Contemporary Style Three-Piece Bathroom Suite
- Prime Location In Desirable Area Of Mossley Hill
- Entrance Hall & Welcoming Bay-Fronted Lounge
- Two Spacious Double Bedrooms & Large Single
- Charming Rear Garden With Lawn & Patio Area



£300,000













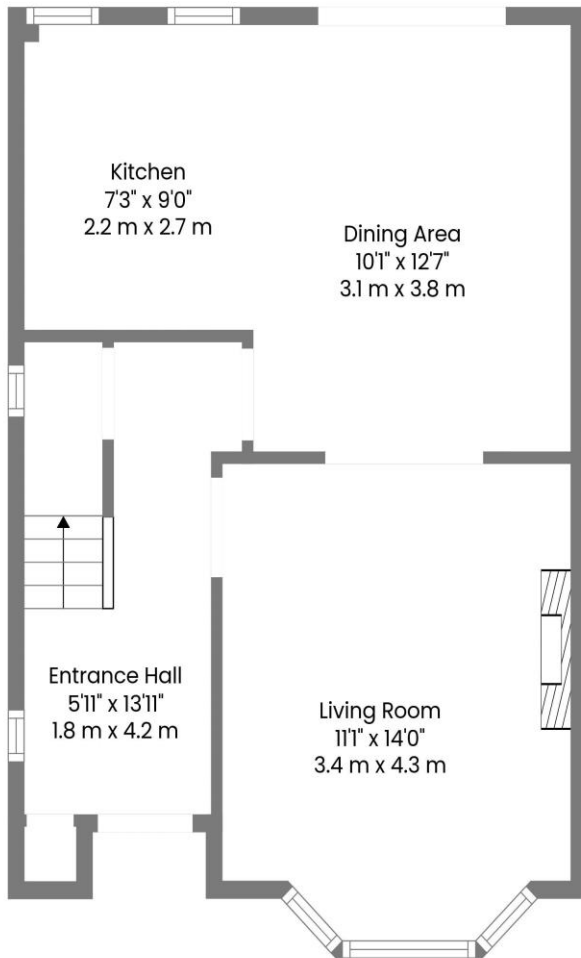
Description

Enjoying a prime location on Mapledale Road in the highly desirable area of Mossley Hill, L18, is this delightful three bedroom semi detached property, welcomed to the sales market by appointed agents Move Residential. Boasting generous and beautifully presented living proportions throughout, this promises to make a wonderful future home for a growing family. An inviting entrance hall greets you into the property, leading through to a spacious family lounge awash with natural light courtesy of a bay window. Finished in a neutral décor which highlights the stunning feature fireplace, this presents a welcoming space to relax and unwind. Following this is a substantial kitchen diner complete with a range of fitted base and wall units, complementary worktops providing plentiful surface space, and the added comfort of underfloor heating. With ample room to accommodate a dining table in front of French doors which provide views and access out to the rear garden, this presents a social setting for cooking in company and enjoying family mealtimes. Ascending up to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this lovely home is a contemporary style three-piece family bathroom suite. Externally, the property is enhanced by a charming rear garden which consists of a neatly maintained lawn and flagged patio area, and is also home to a large workshop with a separate storage space to the rear. Complete with electrics, this would make a fantastic home office, ideal for those who work remotely. Further benefits to this home include a full alarm system.

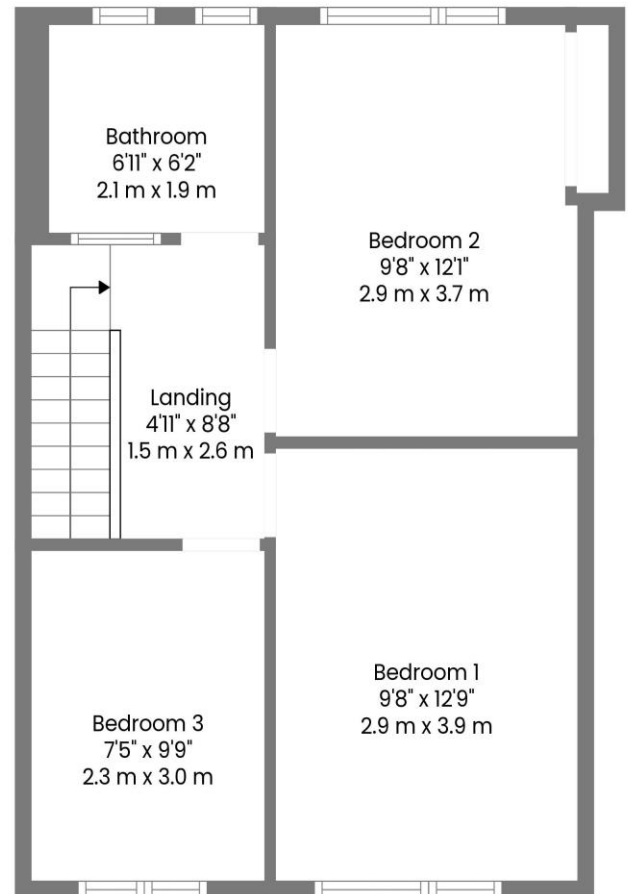
Location

This area is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. 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, including Bluecoat, King David & Calderstones. 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



Floor 1



Floor 2

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 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.