



Pitville Avenue, Mossley Hill, Liverpool, L18 7JH

- Fabulous Three Bedroom Semi Detached Property
- Extended & Immaculately Presented Throughout
- Open Plan Kitchen Diner, Shower Room & Utility
- Luxurious Contemporary Style Family Bathroom
- Located In Ever Desirable Area Of Mossley Hill
- Entrance Hall & Two Inviting Reception Rooms
- Three Spacious & Beautifully Finished Bedrooms
- Delightful Garden To Rear & Off-Road Parking



£375,000















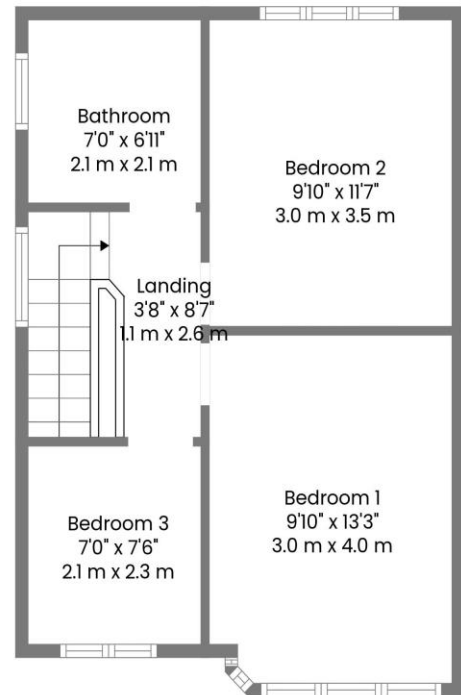
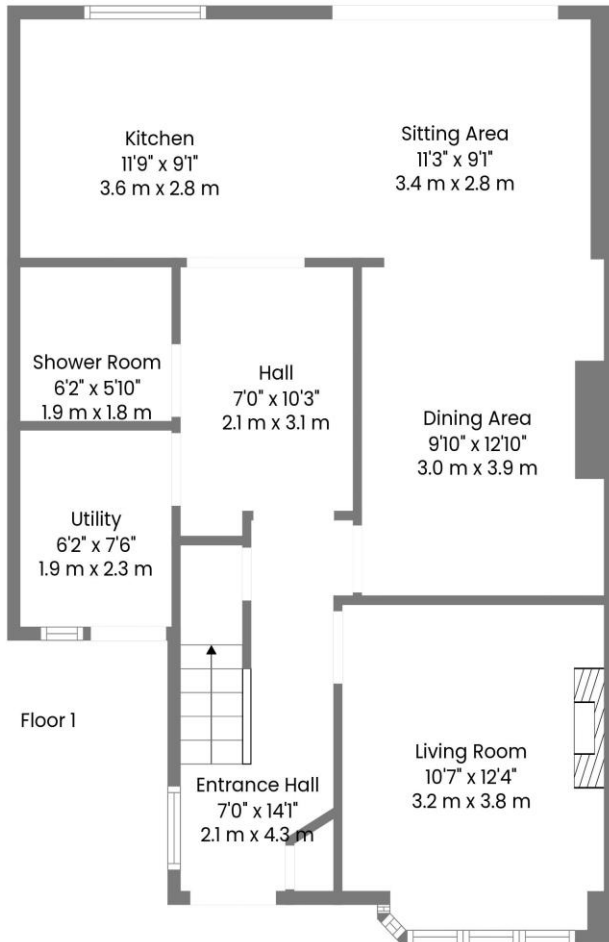
Description

Enjoying a prime location on Pitville Avenue in the heart of the highly desirable area of Mossley Hill, L18, is this fabulous three bedroom semi detached home, proudly presented to the sales market by appointed agents Move Residential. Having been substantially extended, this property offers generous and versatile living proportions which are perfectly suited to meet the needs of modern living. Boasting beautifully presented interiors throughout, this promises to make a wonderful future home for a growing family. Greeted into the property by an inviting entrance hall, you are led into a stunning family lounge, which is awash with natural light courtesy of a bay window. Finished in an elegant décor which complements the eye-catching feature fireplace and wood style flooring, this presents a stylish space to relax and entertain guests. Following the lounge is an impeccably presented second reception room, which flows seamlessly into an extended kitchen diner, creating an open plan social setting ideal for enjoying family mealtimes and hosting on a larger scale. The kitchen is complete with a range of sleek fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances, whilst a set of bi-fold doors illuminate the space in daylight and provide seamless access into the garden. Continuing through you will find a contemporary style shower room, and concluding the extensive ground floor is a well-equipped utility room. The first floor is home to two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard, with the master room further benefitting from fitted wardrobes and a bay window. Accompanying the sleeping accommodation and completing the interior of this impressive home is a luxurious three-piece family bathroom suite. Externally, the property is further enhanced by a delightful rear garden consisting of a lawn which offers ample room for recreational activities, and a decking area presenting the perfect spot for enjoying al-fresco dining. To the front, a driveway provides off-road parking.

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 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, 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



TOTAL: 1102 sq. ft, 102 m²

FLOOR 1: 683 sq. ft, 63 m², FLOOR 2: 419 sq. ft, 39 m²

EXCLUDED AREAS: UTILITY: 46 sq. ft, 4 m², WALLS: 102 sq. ft, 10 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

Awaiting Image.

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.