

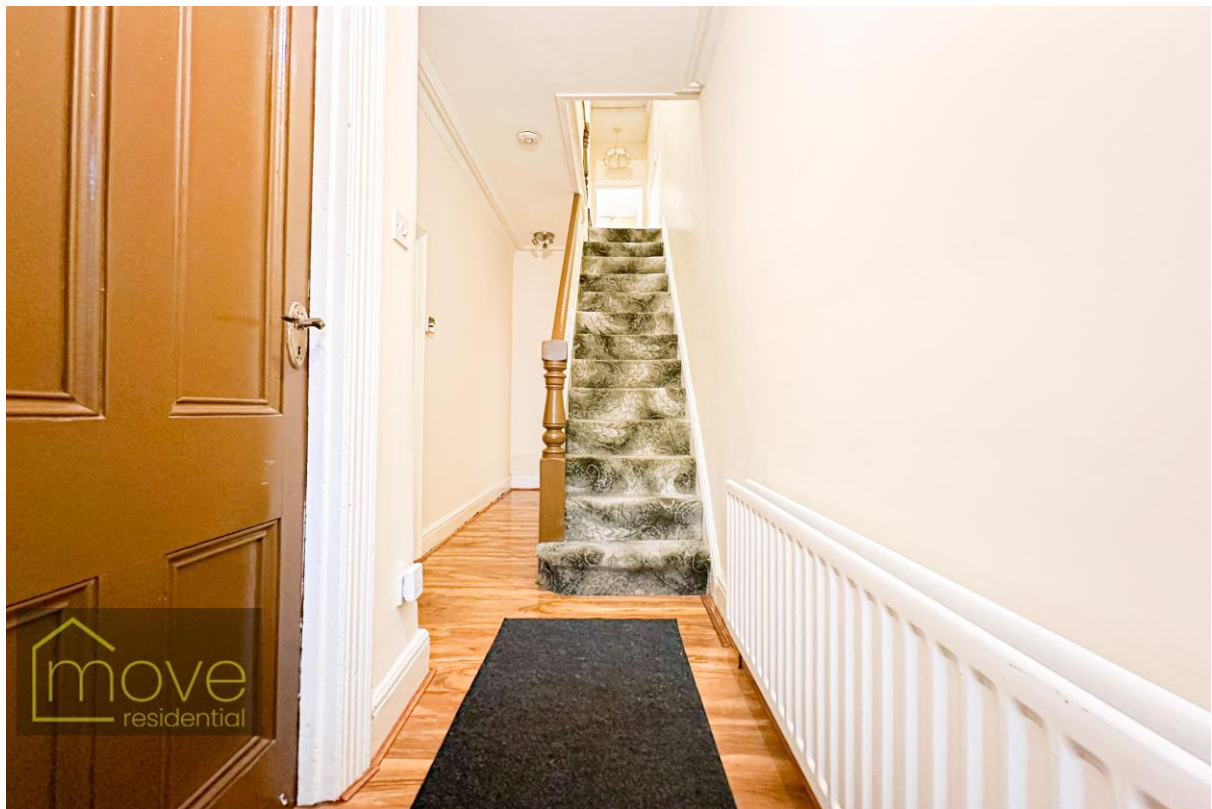


## Avonmore Avenue, Mossley Hill, L18 8AL

- Lovely Three Bedroom Mid Terrace Home
- Spacious & Full Of Potential Throughout
- Extended Modern Kitchen & Dining Area
- Single Bedroom & Family Bathroom Suite
- Located In Desirable Area of Mossley Hill
- Entrance Hall & Bay Fronted Living Room
- Two Generously Sized Double Bedrooms
- Low-Maintenance Enclosed Yard To Rear



£250,000





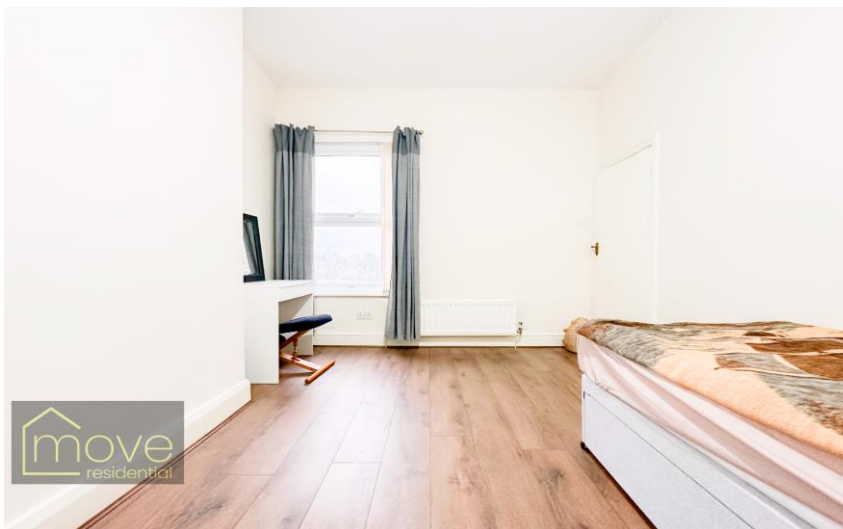














## **Description**

Located on Avonmore Avenue in the sought after area of Mossley Hill, L18, is this lovely three bedroom mid terrace home. Boasting a charming frontage and well presented generous living proportions throughout, this promising property is full of potential, ready and waiting to be purchased by a lucky buyer looking to put their own personal stamp on a home. An inviting entrance hall leads into a spacious through lounge, flooded with natural light courtesy of the large bay window, and boasting a feature fireplace. This follows seamlessly onto the extended modern kitchen diner, which features an array of fitted wall and base units, splash back tiling and plentiful worktop space. With ample room for a substantial dining table, this promises to be an ideal space for family dining and entertaining. The first floor offers two generously sized double bedrooms, and a good-sized single room, along with a contemporary style family bathroom suite. Externally, the property further benefits from an enclosed yard to the rear, ideal for outdoor gatherings and 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 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.



## EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Floor Plan

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.