



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

- Promising Three Bedroom End Terrace Home
- Rare Find - Available With No Onward Chain
- Entrance Hall & Bay-Fronted Family Lounge
- Three Bright & Generously Sized Bedrooms
- Located In The Desirable Area Of Mossley Hill
- Well-Proportioned & Bursting With Potential
- Further Reception Room & Generous Kitchen
- Substantially Sized Enclosed Garden To Rear



Offers in the Region Of £242,000













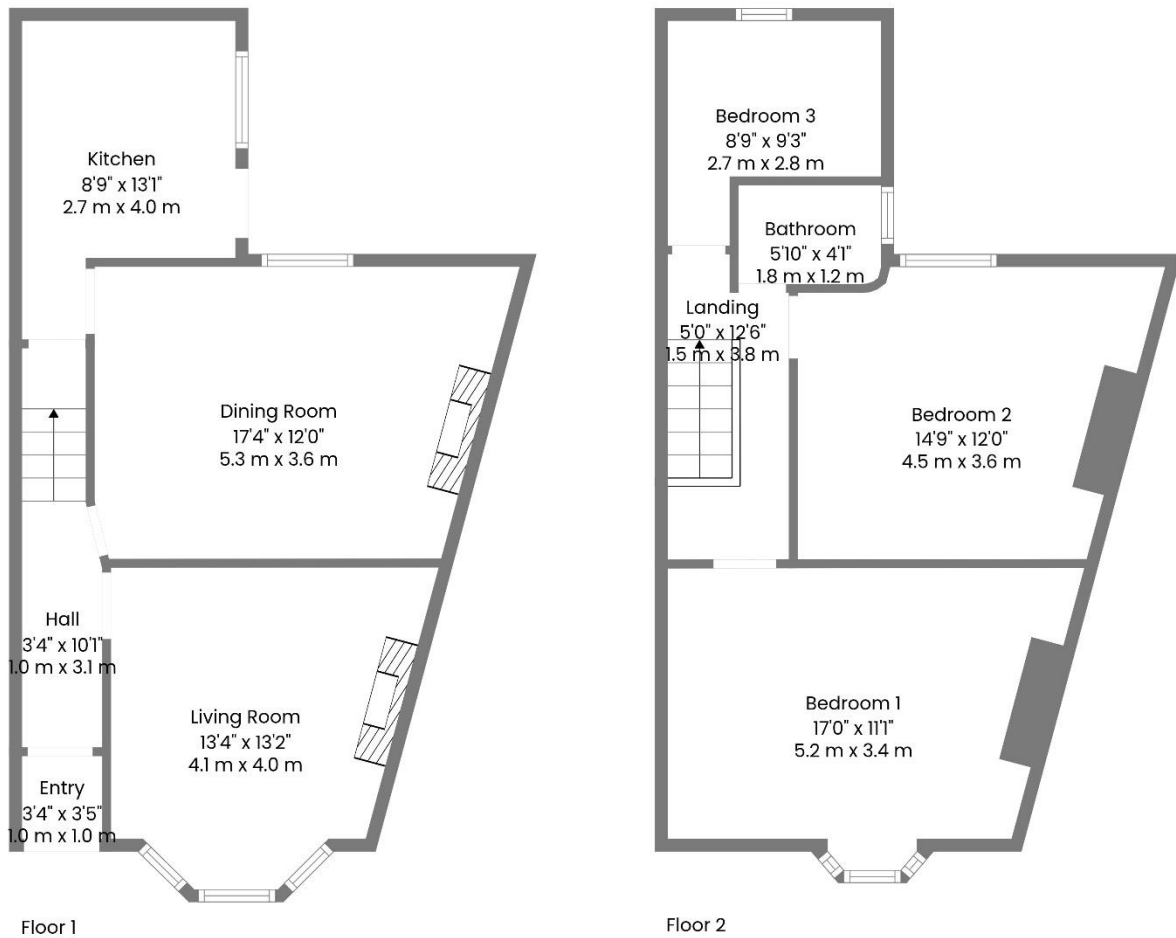
## **Description**

Enjoying a prime location on Barndale Road in the highly desirable area of Mossley Hill, L18, is this promising three bedroom end terrace home, offered for sale with no onward chain by appointed agents Move Residential. Boasting generous living proportions which are practically bursting with potential throughout, this property is ready and waiting to be purchased by a lucky buyer searching for a home they can put their own stamp on. An entrance hall greets you into the property, leading through to a spacious family lounge, which enjoys a feature fireplace and bay window, followed by a second substantial reception room, and then a kitchen. The first floor is home to three bright and well-proportioned bedrooms, accompanied by a family shower room. Externally, the property further benefits from a substantial rear garden. A viewing is highly recommended to fully appreciate the exciting scope that this residence has to offer, presenting an opportunity not to be missed for those searching for a home they can tailor to their own tastes in one of South Liverpool's most sought-after locations.

## **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, ideal for family days out, dog walking, and outdoor activities, and close by in L17 are Sefton and Greenbank Parks, along with Otterspool promenade and the beautiful riverside. 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 Tesco Express and Co-op convenience stores in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Heron Eccles Football Academy and Aigburth Cricket Club. Schools include some of those considered Liverpool's best, such as the well-regarded Dovedale Primary and Calderstones Secondary, and there is a music academy and top-rated tuition centres just a stone's throw away. 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: 996 sq. ft, 93 m2**

FLOOR 1: 504 sq. ft, 47 m2, FLOOR 2: 492 sq. ft, 46 m2

EXCLUDED AREAS: BAY WINDOW: 5 sq. ft, 0 m2, WALLS: 105 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.