



Grovedale Road, Mossley Hill, Liverpool, L18 1DH

- Charming Three Bedroom Terrace Home
- Well-Proportioned & Beautifully Finished
- Further Reception Room & Fitted Kitchen
- Contemporary Style Three-Piece Bathroom
- Located In Desirable Area Of Mossley Hill
- Entrance Hall & Welcoming Living Room
- Three Bright & Well-Presented Bedrooms
- Low-Maintenance Enclosed Yard To Rear



Offers Over £250,000











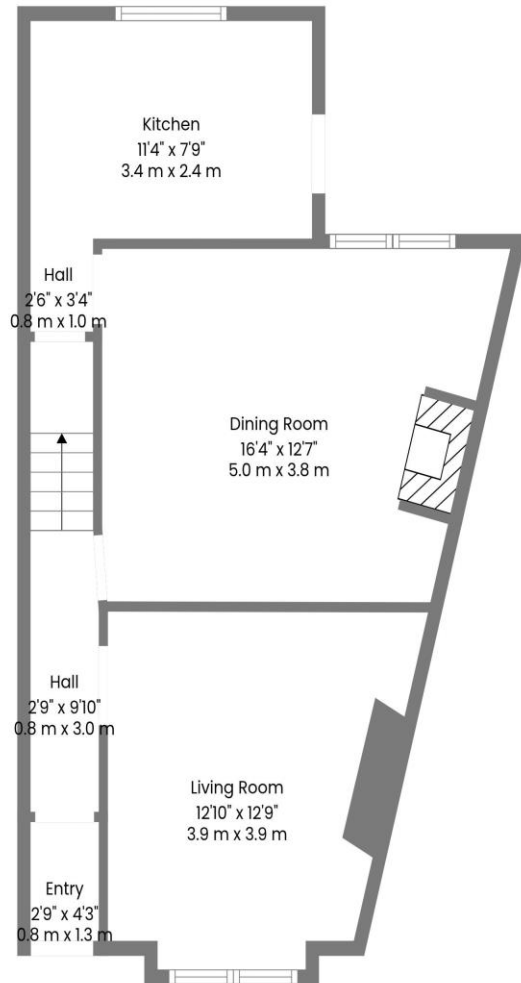
Description

Enjoying a prime location on Grovedale Road in the highly desirable area of Mossley Hill, L18, is this charming three bedroom end terrace property, welcomed to the sales market by appointed agents Move Residential. Well-proportioned and beautifully finished throughout, this presents an opportunity not to be missed for first time buyers and growing families searching for a home in one of South Liverpool's most sought-after locations. An entrance hall greets you into the property, leading through to two bright and spacious reception rooms, each finished in a fresh tasteful décor. The front lounge presents a welcoming space to relax and unwind whilst the rear dining room boasts an eye-catching feature fireplace and wood style flooring, offering an elegant space for enjoying family mealtimes and entertaining guests. Concluding the ground floor is a modern kitchen complete with a range of fitted base and wall units and plentiful worktop space. Continuing up to the first floor, you will discover two generously sized double bedrooms along with a single room, each finished to an excellent standard featuring plush carpeting. Accompanying the sleeping accommodation is a three-piece family bathroom. Externally, the property further benefits from a low-maintenance enclosed yard to the rear.

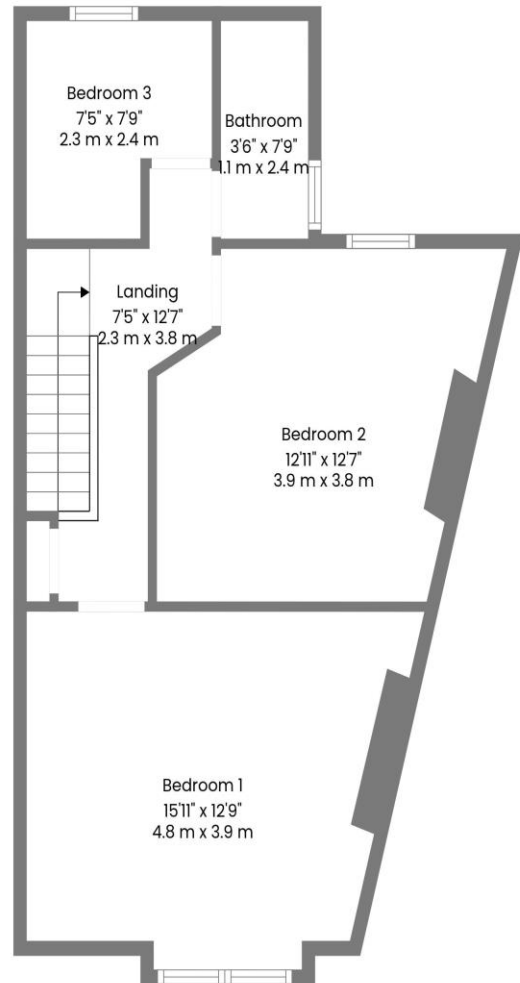
Location

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.

Floor Plan



Floor 1



Floor 2

TOTAL: 992 sq. ft, 92 m2

FLOOR 1: 496 sq. ft, 46 m2, FLOOR 2: 496 sq. ft, 46 m2

EXCLUDED AREAS: WALLS: 100 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	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.