



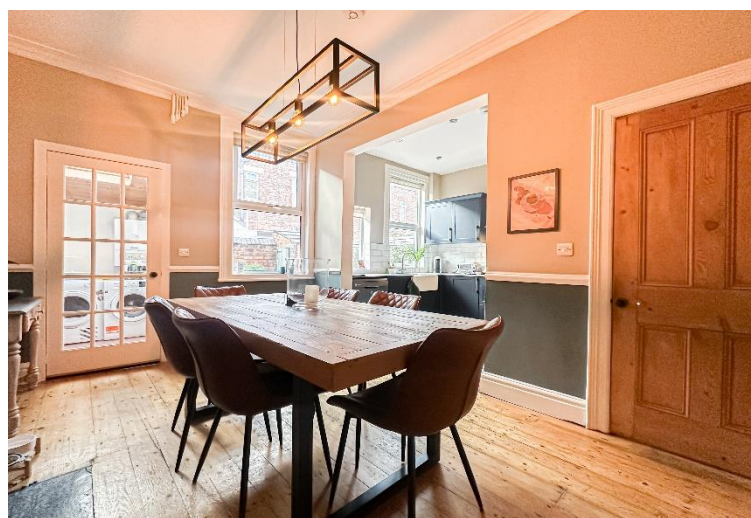
Crawford Avenue, Mossley Hill, Liverpool, L18 1DS

- Charming Three Bedroom Mid Terrace Home
- Well-Proportioned & Immaculately Presented
- Dining Room, Modern Kitchen & Utility Room
- Contemporary Style Four-Piece Bathroom Suite
- Located In The Desirable Area Of Mossley Hill
- Entrance Hall & Bay-Fronted Reception Room
- Three Bright & Beautifully Finished Bedrooms
- Meticulously Maintained Enclosed Rear Yard



£300,000













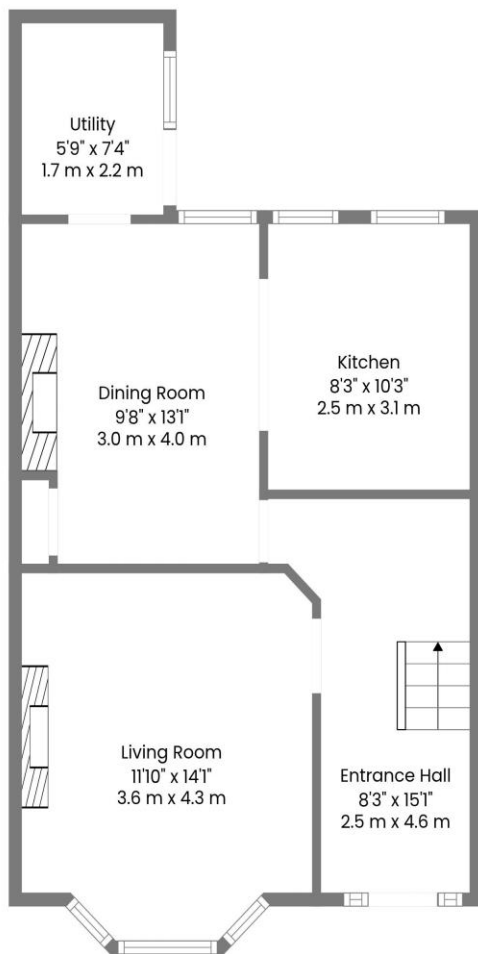
Description

Enjoying an prime location on Crawford Avenue in the highly desirable area of Mossley Hill, L18, is this charming three bedroom mid terrace home, proudly presented to the sales market by appointed agents Move Residential. Boasting a characterful frontage, this generously proportioned property has been finished to an impeccable standard throughout whilst retaining many exquisite original features, promising to make an enviable future home for a growing family. An inviting entrance hall greets you into the property, boasting attractive wood flooring which continues through to a spacious family lounge, awash with natural light courtesy of a bay window. Finished in a tasteful décor which complements the feature fireplace, this presents an elegant space for relaxing and entertaining guests. Following this is a beautifully presented dining area which flows seamlessly through to the stylish fitted kitchen, creating a delightful social setting for sharing mealtimes and cooking in company. Concluding the ground floor is a convenient utility room. The property continues to impress as you ascend to the first floor, where you will discover two generously sized double bedrooms and a well-proportioned single room, each immaculately finished, boasting plush carpeting throughout and receiving an abundance of natural light. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a deluxe four-piece family bathroom suite. Externally, the property further benefits from a meticulously maintained decked yard to the rear, which provides an idyllic outdoor spot for al-fresco dining during the warmer months.

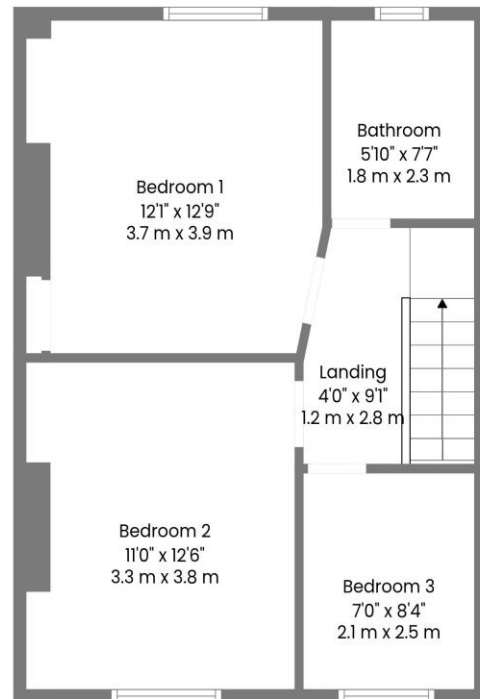
Location

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.

Floor Plan



Floor 1



Floor 2

TOTAL: 951 sq. ft, 89 m2

FLOOR 1: 482 sq. ft, 45 m2, FLOOR 2: 469 sq. ft, 44 m2

EXCLUDED AREAS: UTILITY: 43 sq. ft, 4 m2, WALLS: 98 sq. ft, 9 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.