



## Martin Road, Mossley Hill, Liverpool, L18 4RN

- Three Bedroom Semi Detached Property
- Attractive Secondary Reception Room
- Generously Sized Master Bedroom
- Off Road Parking and Garage to Front
- Tastefully Finished Family Living Room
- Modern Kitchen with Integrated Oven
- Contemporary Bathroom and Separate WC
- Laid to Lawn Garden and Patio to Rear



£249,950

























## **Description**

Located in the highly popular community of Mossley Hill, L18 is this three bedroom semi detached property brought proudly to the sales market by Move Residential. Situated on Martin Road, the property is approached via a smart flagged driveway leading to an attached single garage. Upon entering the home, you are greeted by a stylish entrance hall featuring quality wood style laminate flooring that guides you through to a bright and spacious family lounge. Tastefully finished throughout, this welcoming room showcases an attractive feature fireplace and is awash with plenty of natural light, creating a warm and inviting living space. Furthermore, there is a secondary reception room with views and access to the rear garden via a set of patio doors. This delightful space enjoys generous proportions and offers the perfect setting for entertaining and family meal time. Additionally, there is a spacious kitchen featuring a range of wall and base units, an integrated hob, and oven and plentiful work surface incorporating a convenient breakfast bar ideal for casual dining. To the first floor, there are two generously sized double bedrooms and an additional single bedroom, each finished to a very good standard and receiving plenty of natural light, with the master bedroom enjoying solid wood flooring and a bay window. Providing the finished touches to the property is a contemporary style two piece bathroom, and a separate WC. Externally, there is a pretty lawned garden and off road parking to the front elevation; whilst to the rear there is a large laid to lawn garden and patio area, providing the perfect recreational area for all the family.

## **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.



### **Entrance Porch -**

UPVC double glazed door to front, ceramic floor tiles

### **Entrance Hall -**

Wooden framed single glazed door to front, wood style laminate flooring, radiator, understairs storage cupboard, additional storage cupboard

### **Reception Room One - 14' 9" x 11' 11" (4.485m x 3.635m)**

UPVC double glazed window to front aspect, gas fire with surround, radiator, wooden framed French doors to reception room two

### **Reception Room Two - 11' 6" x 13' 0" (3.506m x 3.950m)**

Aluminium patio doors to rear, radiator

### **Kitchen Diner - 15' 0" x 7' 9" (4.578m x 2.361m)**

UPVC double glazed window to rear aspect, UPVC double glazed window to side aspect, UPVC double glazed door to side, range of wall and base units, one and a half bowl sink unit, integrated gas hob and oven, part tiled walls

### **First Floor -**

#### **Bedroom One - 14' 7" x 11' 11" (4.451m x 3.631m)**

UPVC double glazed window to front aspect, radiator

#### **Bedroom Two - 12' 2" x 10' 4" (3.71m x 3.138m)**

UPVC double glazed window to rear aspect, radiator

#### **Bedroom Three - 7' 5" x 9' 2" (2.259m x 2.800m)**

UPVC double glazed window to front aspect, wooden flooring, radiator

#### **Bathroom - 5' 4" x 7' 8" (1.629m x 2.349m)**

UPVC double glazed window to rear aspect, bath with shower over, wash basin in vanity unit, heated towel rail, cupboard housing boiler, fully tiled walls, ceramic floor tiles






**Separate WC** - 2' 10" x 5' 0" (0.871m x 1.525m)

UPVC double glazed window to side aspect, WC, ceramic tiled floor, fully tiled walls

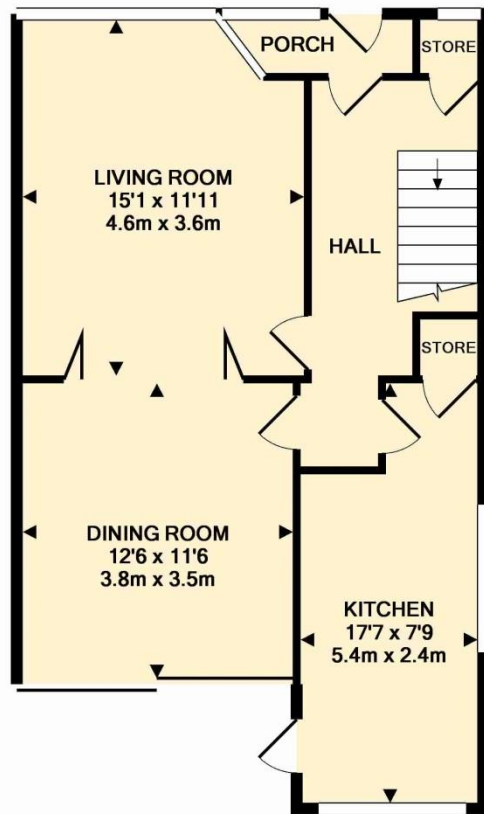
**Exterior -**

Laid to lawn garden to front with driveway leading to garage. Flagged patio to rear with laid to lawn garden

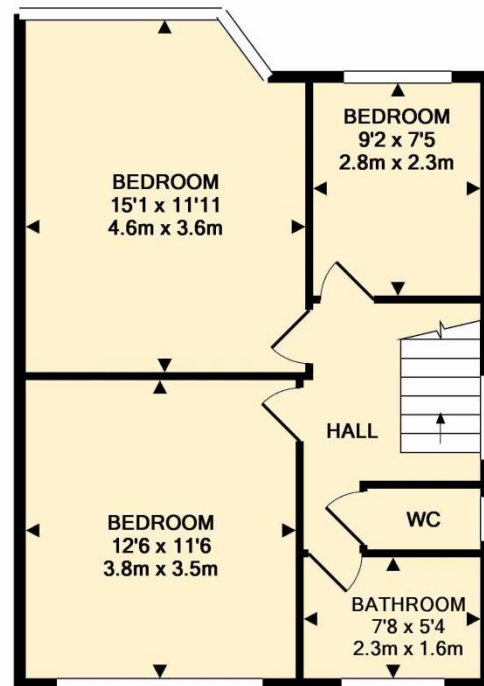


Energy Performance Certificate		 <small>© Crown copyright 2009</small>					
<b>Dwelling type:</b>	Semi-detached house	<b>Reference number:</b>					
<b>Date of assessment:</b>	05 May 2016	<b>Type of assessment:</b>	RdSAP, existing dwelling				
<b>Date of certificate:</b>	20 May 2016	<b>Total floor area:</b>	97 m <sup>2</sup>				
<b>Use this document to:</b>							
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>							
<b>Estimated energy costs of dwelling for 3 years:</b>			<b>£ 3,438</b>				
<b>Over 3 years you could save</b>			<b>£ 1,566</b>				
<b>Estimated energy costs of this home</b>							
	<b>Current costs</b>	<b>Potential costs</b>	<b>Potential future savings</b>				
Lighting	£ 204 over 3 years	£ 204 over 3 years					
Heating	£ 2,853 over 3 years	£ 1,437 over 3 years					
Hot Water	£ 381 over 3 years	£ 231 over 3 years					
<b>Totals</b>	<b>£ 3,438</b>	<b>£ 1,872</b>					
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.</p>							
<b>Energy Efficiency Rating</b>							
<p>Very energy efficient • lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient • higher running costs</p>	<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>58</td> <td>86</td> </tr> </tbody> </table>	Current	Potential	58	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	
Current	Potential						
58	86						
<b>Top actions you can take to save money and make your home more efficient</b>							
<b>Recommended measures</b>	<b>Indicative cost</b>	<b>Typical savings over 3 years</b>	<b>Available with Green Deal</b>				
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,107					
2 Floor insulation (suspended floor)	£800 - £1,200	£ 171					
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 180					
See page 3 for a full list of recommendations for this property.							
<p>To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.direct.gov.uk/savingenergy">www.direct.gov.uk/savingenergy</a> or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.</p>							

## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.