



## Berbice Road, Mossley Hill, L18 0HU

- Promising Three Bedroom Terrace Property
- Generously Sized & Bursting With Potential
- Dining Room & Morning Room into Kitchen
- Study & Contemporary Style Shower Room
- Prime Location in Sought-After Mossley Hill
- Entrance Hall & Bay-Fronted Family Lounge
- Two Substantial Double Bedrooms & Single
- Well-Maintained Enclosed Yard to the Rear



£325,000

















## **Description**

Enjoying an enviable location on Berbice Road in the heart of the ever-desirable area of Mossley Hill, L18, is this promising three bedroom mid terrace home. Offering generous and well-maintained living proportions throughout, this property is bursting with potential, perfect for those who are searching for a home they can put their own stamp on. Following through the entrance hall, you are led into a spacious family lounge, boasting wonderfully high and decorative ceilings along with a magnificent walk-in bay window which bathes the room in natural light. Continuing through, you are guided into a well-proportioned dining room which offers the ideal setting for enjoying family mealtimes and entertaining guests, and completing the ground floor is a bright and airy morning room which flows seamlessly into a substantial kitchen, certain to make a brilliant sociable family space. Ascending to the first floor, you will find two generously sized double bedrooms and a large single room, all receiving an abundance of natural light, with the master bedroom further enjoying a bay window. This floor additionally benefits from a study which would also make a brilliant dressing room, and a luxurious shower room featuring a walk-in shower unit and contemporary marble pattern tiles to the walls. Externally, the property further benefits from a well-maintained enclosed yard to the rear, providing the ideal spot for enjoying the sun in 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**

Awaiting Image.

## **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.