



Allerton Road, Mossley Hill, Liverpool, L18 6JN

- Lovely Three Bedroom Top Floor Duplex Apartment
- Rare Find-Offered For Sale With No Onward Chain
- Entrance Hall & Open Plan Kitchen / Living Space
- Two Ensuities & Contemporary Family Bathroom
- Prime Location In Desirable Area Of Mossley Hill
- Generously Proportioned & Impeccably Presented
- Three Substantial & Beautifully Finished Bedrooms
- Further Benefits Include Gated Off-Road Parking

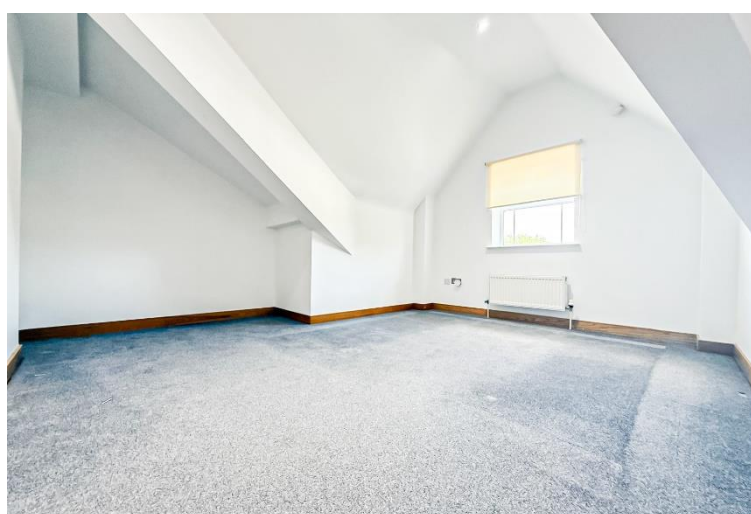


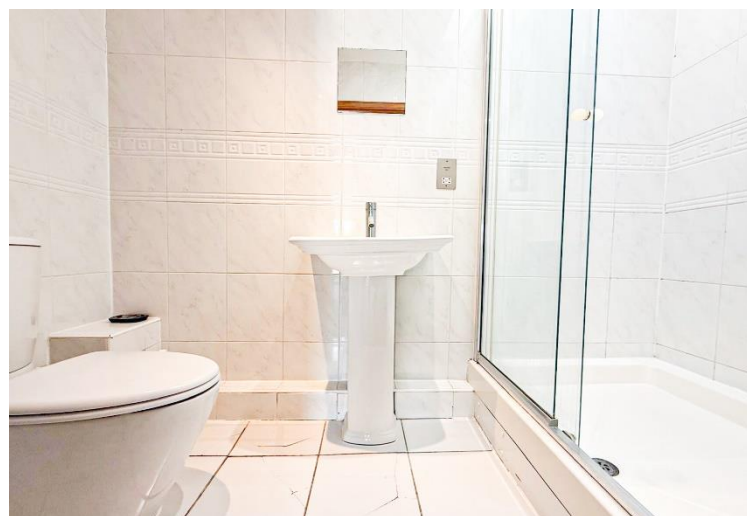
Offers Over £285,000











Description

Offered for sale with no onward chain courtesy of Move Residential is this fantastic top floor three bedroom duplex apartment, enjoying an enviable location on Allerton Road in the heart of the desirable area of Mossley Hill, L18. Boasting generous and beautifully presented accommodation set over two floors, this presents an opportunity not to be missed for families and those looking to downsize just a stones throw from all the amenities that the vibrant Allerton Road has to offer. Accessed via a well-maintained communal entrance, you are greeted into the apartment itself by an inviting entrance hall with its oak flooring, which leads through to a spacious open plan kitchen/living area, which presents a fabulous social setting to relax and entertain guests. The lounge space has been finished in a neutral tasteful décor featuring wood-style flooring and enjoys a bay window, whilst the kitchen is complete with a range of modern fitted base and wall units, complementary worktops and a selection of sleek integrated appliances. Continuing through you will find a substantial and immaculately presented bedroom, enjoying the added luxury of a deluxe ensuite shower room and concluding this floor is a contemporary style three-piece family bathroom suite. The first floor is reached by the oak staircase and is home to the two remaining generously-proportioned bedrooms, each finished to an impeccable standard, with the master room further enjoying an en-suite shower room and a balcony. Externally, the property benefits from secure entry, a designated parking space and visitors parking for any guests.

Rockland Villas is located just less than a mile from Allerton Manor Golf Club, which offers a first-class golf course, and just a 10 minutes walk to the Four Seasons entrance to Calderstones Park, where the Linda McCartney children's play area can be found, along with a lake, ornamental gardens and a 1000 year old oak tree. Schools include the highly regarded Calderstones School which is within walking distance.

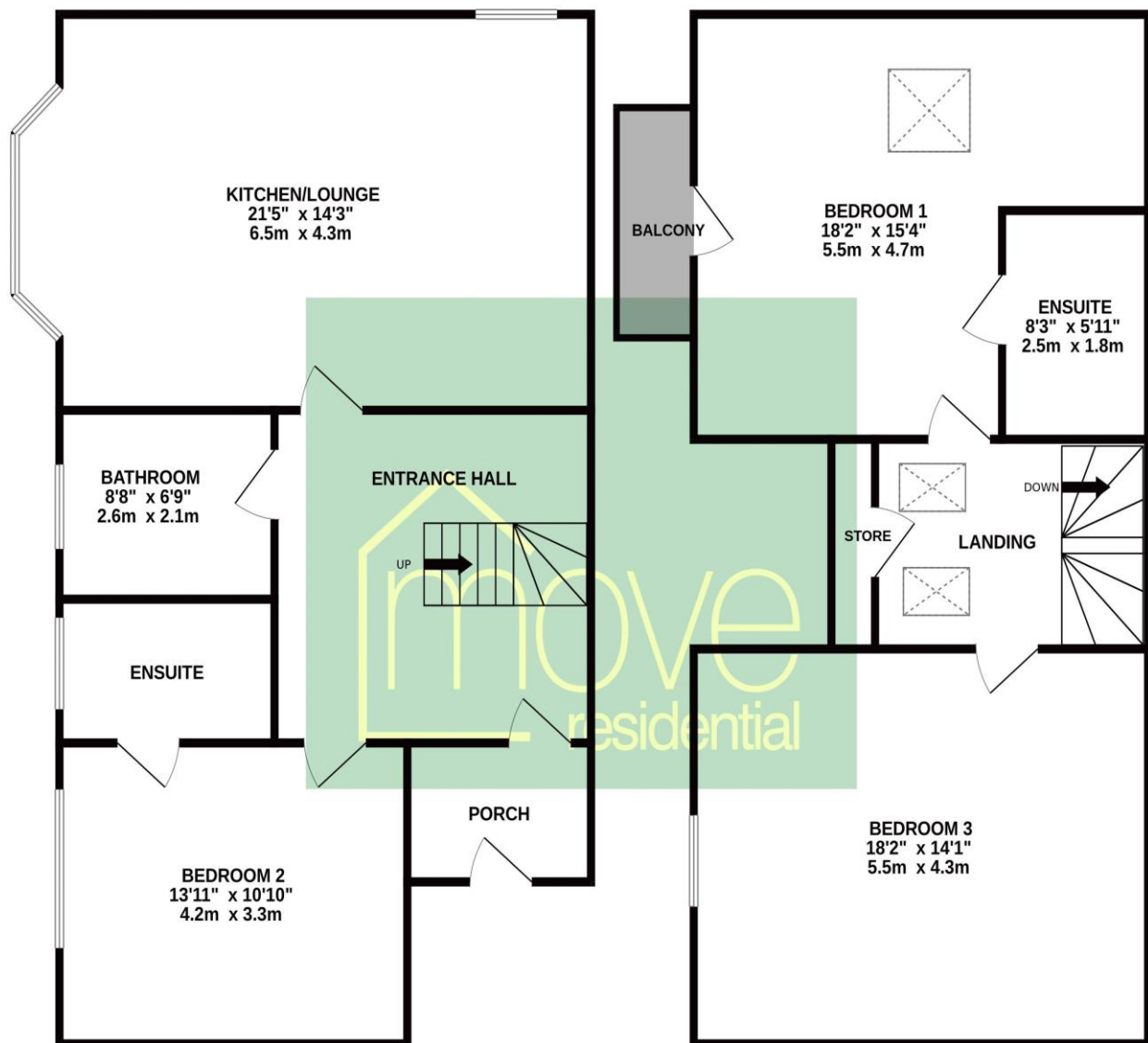
Location

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 café, 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

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1365sq.ft. (126.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	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.