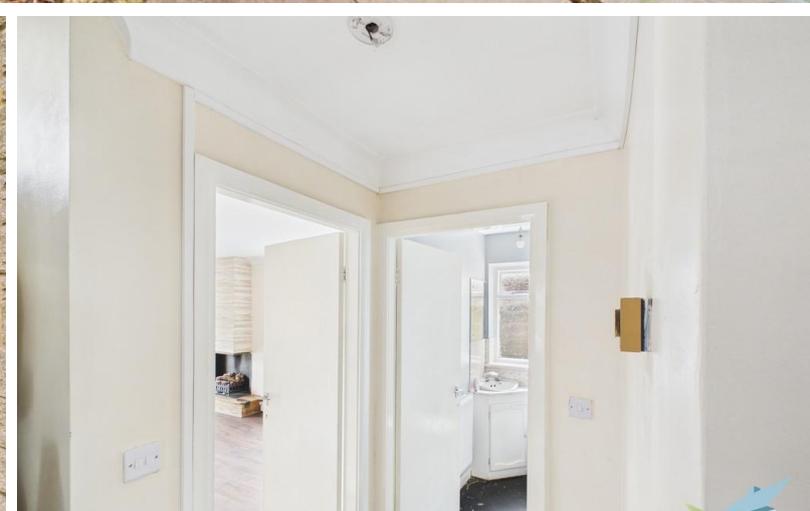


FOR SALE



Lyndhurst Avenue, Mossley Hill, Liverpool

4 Bedrooms, 2 Bathroom, Detached House

Offers In Region Of £500,000

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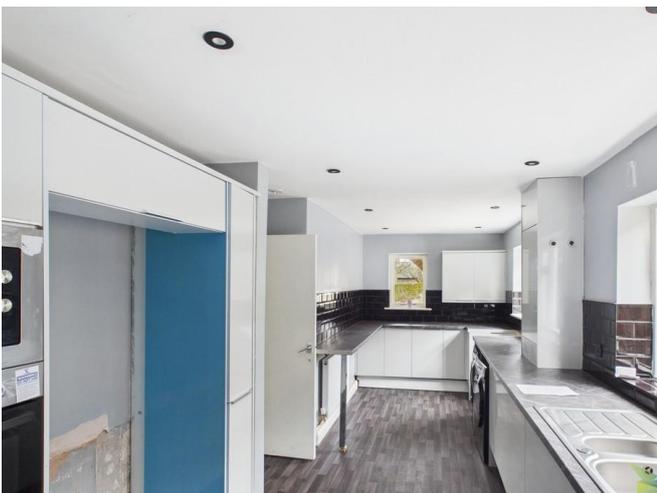


Lyndhurst Avenue, Mossley Hill, Liverpool

4 Bedrooms, 2 Bathroom

Offers In Region Of £500,000

- Detached and Ample Sized Family Home
- Highly Desirable Residential Suburb
- Four Great Sized Double Bedrooms
- Contemporary Fitted Kitchen
- Stunning Family Bathroom



A very spacious Detached Family Home in the Highly Sought-After Suburb of Mossley Hill, Nestled in a quiet residential cul-de-sac, this four-bedroom home boasts well-proportioned rooms throughout, generous living accommodation and excellent potential. While in need of some modernisation, it presents a fantastic opportunity for the lucky buyer to create their ideal family home - a true forever home in one of South Liverpool's most sought after, desirable locations. Boasting inviting hallway, WC, two reception rooms, great sized kitchen, four ample sized bedrooms, master having en-suite, family bathroom, private driveway and garage.

All measurements are approximate and cannot be relied upon for any future purpose and no liability is taken for any errors.

HALLWAY 8' 11" x 4' 10" (2.73m x 1.48m) A bright and welcoming entrance hallway sets the tone for this sought after home, offering access to the ground floor accommodation and a staircase leading to the first floor.

WC 6' 0" x 3' 9" (1.85m x 1.16m) A conveniently located downstairs WC, complete with a low-level WC, vanity sink set in vanity unit, double panel radiator and frosted glass window.

LOUNGE 22' 2" x 13' 4" (6.78m x 4.07m) An impressive, generously sized lounge having wood effect flooring and enjoying a feature fireplace, side aspect window, two double panel radiators, open to dining room, sliding patio door providing views and access to the sunny rear garden and patio area and throwing in streams of natural light. This is an ideal space for both relaxing and entertaining.



DINING ROOM 11' 3" x 9' 1" (3.44m x 2.77m) Flowing seamlessly from the lounge the dining room has wood effect flooring, power points, double panel radiator and window offering views over the sunny rear garden, again an ideal space for family meals and entertaining.

KITCHEN 23' 11" x 9' 1" (7.29m x 2.79m) A large, recently modernised and stylish, contemporary kitchen fitted with an extensive range of wall and base units with worktop over offering an exceptional amount of worktop space. The kitchen is equipped with a stainless steel sink and drainer with mixer tap over and side aspect window above, fitted cooker and microwave in tall unit and an integrated dishwasher. Electric hob inset to worktop with stainless steel extractor hood above, There is space for a washing machine and dryer, as well as room to accommodate a large fridge freezer, double panel radiator, power points and partially tiled walls complement the contemporary finish, with a further two windows to both the front and side aspects allow for plenty of natural light.



LANDING 10' 4" x 9' 1" (3.15m x 2.79m) An impressive and spacious landing serves as the heart of the first floor, providing access to all bedrooms and family bathroom, and enhancing the home's light and airy feel.

MASTER BEDROOM 12' 4" x 10' 10" (3.77m x 3.31m) A generously proportioned master bedroom having double panel radiator, power points, built in storage cupboard access to en-suite and window enjoying a pleasant front aspect making the room feel light and airy.

ENSUITE 6' 8" x 6' 2" (2.05m x 1.89m) The en-suite comprises a WC, bidet, vanity sink set in vanity unit, double panel radiator and frosted glass window. Whilst in need of refurbishment, it offers the scope to create a stylish and contemporary private bathroom

BEDROOM TWO 13' 3" x 10' 2" (4.05m x 3.10m) A spacious and bright second bedroom overlooking the front of the property, complete with fitted wardrobes,



double panel radiator and power points.

BEDROOM THREE 11' 7" x 11' 1" (3.55m x 3.40m) A well-proportioned third double bedroom benefiting from fitted wardrobes, double panel radiator, power points and window offering views of the sunny rear garden.

BEDROOM FOUR 10' 10" x 6' 7" (3.32m x 2.02m) A further great sized fourth double bedroom, currently used as a dressing room, having a full range of fitted wardrobes providing excellent storage, double panel radiator, power points and window overlooking the sunny rear garden. A versatile and generously sized room, it would lend itself equally well to use as a further bedroom, guest room or home office.

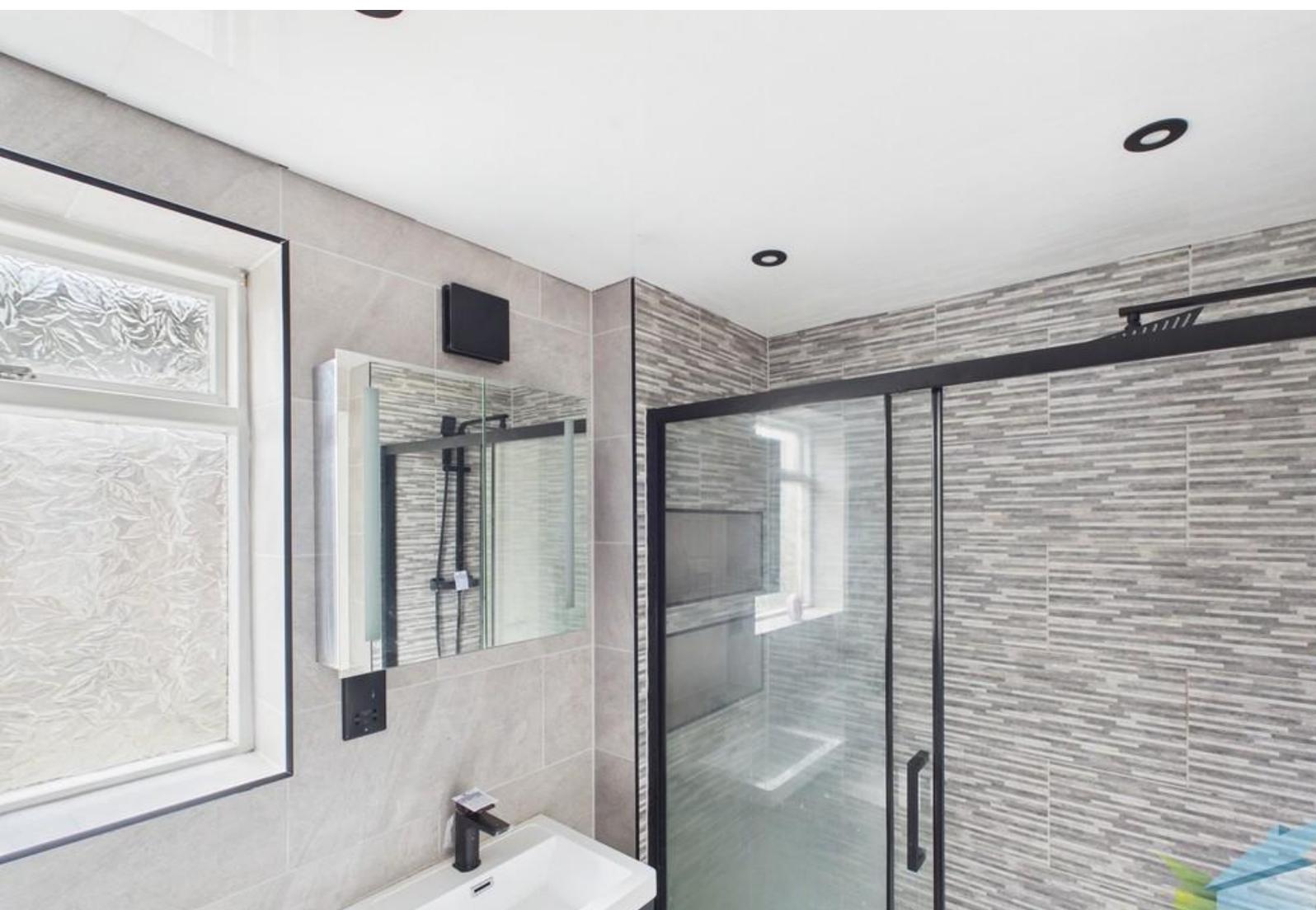
BATHROOM 6' 10" x 5' 10" (2.09m x 1.78m) A stunning and fully refurbished family bathroom, finished to a very high contemporary standard, low-level WC and a modern hand wash basin set within a coordinating vanity unit, the separate bath is complemented by built-in shelving recessed within the tiled walls, lights inset to ceiling, fully tiled walls and flooring, whilst a spacious double shower enclosure with glass doors completes the stylish and practical layout.

GARAGE 14' 2" x 13' 2" (4.34m x 4.02m) A good sized garage with up and over door and side entrance, providing a large amount of space for storage.

OUTSIDE The property is set back from the cul-de-sac having a driveway leading to a garage providing ample off-road parking with side garden to the left which is laid mainly laid to lawn creating an attractive and welcoming entrance. To the rear, a private garden offers a combination of lawn, established shrubs, and a paved patio area - an ideal space for outdoor entertaining, family activities or just relaxing with family and friends.



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Floor 1



Floor 2



Approximate total area^m
147.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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