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80 LYNDHURST AVENUE, MOSSLEY
HILL, LIVERPOOL. L18 8AR

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TOTAL APPROX FLOOR AREA 1691 SQ FT / 157 SQ MT

A RARE OPPORTUNITY TO ACQUIRE AN EXCEPTIONAL FAMILY RESIDENCE THAT SEAMLESSLY COMBINES CONTEMPORARY LIVING WITH OUTSTANDING ENERGY EFFICIENCY. EXTENSIVELY REMODELLED AND COMPREHENSIVELY UPGRADED BY THE CURRENT OWNERS, THIS REMARKABLE HOME HAS BEEN METICULOUSLY FUTURE PROOFED THROUGH AN IMPRESSIVE PROGRAMME OF SUSTAINABLE ENHANCEMENTS, CREATING A PROPERTY THAT IS AS ECONOMICAL TO RUN AS IT IS BEAUTIFUL TO LIVE IN.

DESIGNED WITH MODERN FAMILY LIVING AND ENVIRONMENTAL RESPONSIBILITY AT ITS HEART, THE PROPERTY BENEFITS FROM A WEALTH OF CUTTING-EDGE ENERGY-SAVING FEATURES, INCLUDING A NEW PITCHED AND FLAT ROOF, ENHANCED CAVITY WALL, FLOOR AND ROOF INSULATION, TRIPLE GLAZING TO THE VAST MAJORITY OF THE ACCOMMODATION, A GRANT AIR SOURCE HEAT PUMP, NEW COPPER PLUMBING AND WATER CYLINDER, A 16-PANEL PHOTOVOLTAIC SOLAR ARRAY SUPPORTED BY A 9.6KW ESS BATTERY STORAGE SYSTEM, AND AN ELECTRIC VEHICLE CHARGING POINT & QUOOKER TAP. TOGETHER, THESE SIGNIFICANT INVESTMENTS DELIVER EXCEPTIONAL ENERGY PERFORMANCE, REDUCED RUNNING COSTS AND A TRULY SUSTAINABLE LIFESTYLE FOR YEARS TO COME.



DRIVING DISTANCE

- MOSSLEY HILL TRAIN STATION – 0.3 MILES
- ALLERTON TRAIN STATION – 1.5 MILES
- AIGBURTH TRAIN STATION – 1.4 MILES
- SEFTON PARK – 1.22 MILES
- ALLERTON MANOR GOLF CLUB – 1.4 MILES
- EVERLAST GYM – 0.2 MILES
- NUFFIELD HEALTH LIVERPOOL FITNESS & WELLBEING GYM -3.5 MILES
- LIVERPOOL CITY CENTRE – 4.4 MILES
- LIVERPOOL AIRPORT – 5.8 MILES
- MANCHESTER AIRPORT -31.3 MILES
- M62 J6 – 7.4 MILES
- M56 J12 -15 MILES
- M57 J1 - 7.4 MILES

ACCOMMODATION IN BRIEF

GROUND FLOOR

- ENTRANCE HALLWAY
- GROUND FLOOR SHOWER ROOM/W.C
- OPEN PLAN KITCHEN WITH DINING AND FAMILY AREA
- LIVING ROOM
- STUDY
- SECOND STUDY/GAMES ROOM/BEDROOM 5

FIRST FLOOR

- MASTER BEDROOM WITH EN-SUITE BATHROOM
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- FAMILY SHOWER ROOM



SCAN TO
VIEW OUR
VIDEO TOUR.



OUTSIDE FRONT
DRIVEWAY CAN ACCOMMODATE UP
TO THREE CARS

OUTSIDE REAR

- PORCELAIN TILED PATIO AND LAWN
AREA FOR EASE OF MAINTENANCE
 - STONE RETAINING WALL
 - 3M X 1.8M STORAGE SHED AND
FURTHER 6M X 1M SIDE STORAGE
-

THE PROPERTY

BEYOND ITS IMPRESSIVE ECO CREDENTIALS, THIS OUTSTANDING HOME ENJOYS AN ENVIABLE POSITION WITHIN ONE OF SOUTH LIVERPOOL'S MOST DESIRABLE RESIDENTIAL LOCATIONS. A COMMUTER'S DREAM, MOSSLEY HILL RAILWAY STATION IS JUST A SHORT WALK AWAY, PROVIDING EXCELLENT TRANSPORT CONNECTIONS. SOME OF THE CITY'S FINEST GREEN SPACES, INCLUDING SEFTON PARK, CALDERSTONES PARK AND GREENBANK PARK, ARE ALL WITHIN EASY REACH, WHILE HIGHLY REGARDED SCHOOLS SUCH AS LIVERPOOL COLLEGE AND CALDERSTONES SCHOOL ARE CONVENIENTLY CLOSE BY, MAKING THIS AN IDEAL SETTING FOR MODERN FAMILY LIFE.

EXTERNALLY, THE PROPERTY OFFERS A GENEROUS DRIVEWAY PROVIDING OFF-ROAD PARKING FOR UP TO THREE VEHICLES.

Pauladavies.exp.uk.com





GROUND FLOOR

THE STUNNING GERMAN-DESIGNED KÜTCHENHAUS KITCHEN SEAMLESSLY COMBINES STYLE AND PRACTICALITY, FEATURING ELEGANT QUARTZ WORK SURFACES, CONTEMPORARY CABINETRY AND QUALITY AMTICO FLOORING EXTENDING INTO THE ADJOINING UTILITY ROOM. A COMPREHENSIVE RANGE OF INTEGRATED APPLIANCES INCLUDES A FULL-HEIGHT FRIDGE, FULL-HEIGHT FREEZER AND CERAMIC HALOGEN HOB, CREATING AN EXCEPTIONAL SPACE FOR BOTH FAMILY LIFE AND ENTERTAINING.

OPEN-PLAN IN DESIGN, THE KITCHEN FLOWS EFFORTLESSLY INTO THE DINING AND FAMILY AREAS, WHILST THE SUBSTANTIAL FORMAL LIVING ROOM PROVIDES A MORE RELAXED AND PRIVATE RETREAT.

FURTHER ENHANCING THE VERSATILITY OF THE ACCOMMODATION IS AN ADDITIONAL RECEPTION ROOM/FIFTH BEDROOM, SUITED AS A SECOND STUDY/GAMES ROOM. A DEDICATED HOME OFFICE BENEFITS FROM A STRIKING LANTERN-STYLE ROOF, FLOODING THE SPACE WITH NATURAL LIGHT, WHILST A BEAUTIFULLY APPOINTED CONTEMPORARY SHOWER ROOM COMPLETES THE GROUND FLOOR ACCOMMODATION.

FIRST FLOOR

TO THE FIRST FLOOR, A GENEROUS LANDING PROVIDES ACCESS TO FOUR WELL-PROPORTIONED DOUBLE BEDROOMS. THE PRINCIPAL BEDROOM SERVES AS A CALMING RETREAT, FEATURING A STYLISH EN-SUITE BATHROOM COMPLETE WITH A STATEMENT FREESTANDING SLIPPER BATH. THE REMAINING BEDROOMS ARE ALL GENEROUSLY SIZED AND ARE SERVED BY A MODERN FAMILY SHOWER ROOM FINISHED TO AN EQUALLY HIGH STANDARD.









OUTSIDE REAR

THE REAR GARDEN HAS BEEN THOUGHTFULLY DESIGNED TO CATER FOR BOTH FAMILY ENJOYMENT AND OUTDOOR ENTERTAINING, OFFERING AN INVITING ENVIRONMENT WITH A LAWNED AREA FOR CHILDREN TO PLAY, TOGETHER WITH A PORCELAIN-TILED PATIO PERFECT FOR AL FRESCO DINING AND SUMMER GATHERINGS. FURTHER ENHANCING THE PRACTICALITY OF THE OUTDOOR SPACE IS AN IMPRESSIVE 3M X 1.8M STORAGE SHED, IDEAL FOR FAMILY AND GARDEN EQUIPMENT, ALONGSIDE A SUBSTANTIAL COVERED SIDE STORAGE AREA MEASURING APPROXIMATELY 6M X 1M. CLEVERLY INCORPORATED INTO THE OVERALL DESIGN, THESE VALUABLE STORAGE SOLUTIONS ENSURE THE GARDEN REMAINS BOTH FUNCTIONAL AND BEAUTIFULLY MAINTAINED, PERFECTLY COMPLEMENTING THIS EXCEPTIONAL FAMILY HOME.

ABOUT THE AREA

SITUATED WITHIN THE HIGHLY DESIRABLE L18 POSTCODE, THIS EXCEPTIONAL HOME ENJOYS ONE OF SOUTH LIVERPOOL'S MOST SOUGHT-AFTER RESIDENTIAL LOCATIONS, PERFECTLY SUITED TO FAMILIES AND PROFESSIONALS ALIKE. THE AREA IS RENOWNED FOR ITS OUTSTANDING EDUCATIONAL PROVISION, WITH HIGHLY REGARDED SCHOOLS INCLUDING LIVERPOOL COLLEGE, CALDERSTONES SCHOOL AND THE BLUE COAT SCHOOL ALL WITHIN EASY REACH. RESIDENTS ALSO BENEFIT FROM IMMEDIATE ACCESS TO SOME OF THE CITY'S FINEST GREEN SPACES, INCLUDING SEFTON PARK, CALDERSTONES PARK AND GREENBANK PARK, OFFERING AN ENVIABLE OUTDOOR LIFESTYLE ON THE DOORSTEP.

THE VIBRANT AMENITIES OF ALLERTON ROAD AND NEARBY LARK LANE PROVIDE AN EXCELLENT SELECTION OF CAFÉS, RESTAURANTS, BARS, BOUTIQUES AND EVERYDAY CONVENIENCES, CREATING A THRIVING COMMUNITY ATMOSPHERE. FOR COMMUTERS, MOSSLEY HILL RAILWAY STATION IS WITHIN WALKING DISTANCE, OFFERING REGULAR SERVICES TO LIVERPOOL CITY CENTRE, MANCHESTER AND BEYOND, WHILE LIVERPOOL JOHN LENNON AIRPORT AND THE REGIONAL MOTORWAY NETWORK ARE EASILY ACCESSIBLE. COMBINING EXCEPTIONAL SCHOOLING, OUTSTANDING AMENITIES AND EXCELLENT CONNECTIVITY, L18 REMAINS ONE OF LIVERPOOL'S PREMIER RESIDENTIAL ADDRESSES.



PROPERTY
INFORMATION

Tenure: Freehold

Council Tax Band: F

EPC Rating: B

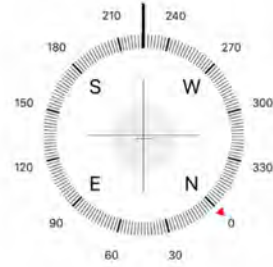
Services: Mains and solar electric via 16 PV solar panels, an air source heat pump, mains water, mains electric, broadband ultra-fast (FTTP), off road parking

Flood Risk: Low

Viewing strictly by appointment with Paula Davies. Tel/WhatsApp 07734 366315

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed structural survey, we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximately only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumptions should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations or other consents have been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by Kameleon Agency.com

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8AR Total Approx Floor Area 1691 Sq ft / 157 Sq mt



Total: 1691 sq. ft
1st floor: 969 sq. ft, 2nd floor: 722 sq. ft
Excluded areas: utility: 65 sq. ft, walls: 141 sq. ft

DELIVERING RESULTS
FOR PREMIUM HOMES.

Contact me to arrange your
personal viewing.

PAULA DAVIES MNAEA

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