



## Penny Lane, Mossley Hill, Liverpool, L18 1DF

- Admirable and Spacious Four Bedroom Terraced Property
- Charming Entrance Hall with Two Reception Rooms
- Fitted Kitchen Diner and Useful Utility Room
- Externally Comprises a Yard to the Rear
- Situated in the Popular Residential Area of Mossley Hill, L18
- Feature Fire place with Original Features Throughout
- Four Bedrooms, Ensuite to Master and Bathroom
- Full Cosmetic Refurbishment Throughout



Offers Over £350,000,









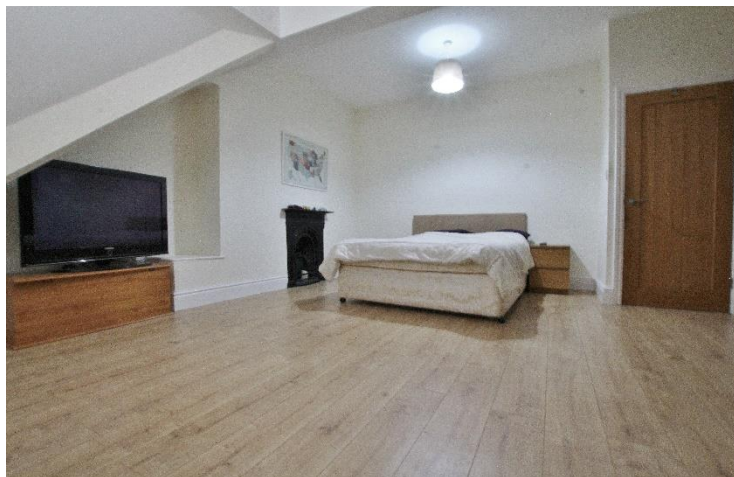
















### **Description -**

Situated in the highly sought after area of Mossley Hill is this stunning four bedroom mid terraced property on Penny Lane, L18. This well presented property greets you with a charming entrance hall that guides you to all areas of this family home. Firstly there is a stylish family lounge that is finished to a high standard and complete with a feature fireplace and bay fronted window. The second reception is also bright and airy providing an excellent space for relaxing and entertaining guests. As you continue through this beautiful family home, there is a good sized fitted kitchen diner that has a range of wall and base units, integrated appliances and provides access to the rear. To the first floor there are two doubles and one single bedroom as well as a family bathroom and separate shower room, whilst to the second floor there is a fourth bedroom. Externally this property offers a well maintained enclosed yard to the rear. Overall this property has recently undergone a full cosmetic refurbishment which includes a full rewire and freshly plastered throughout.

### **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.



**Vestibule -**

Upvc double glazed frosted window to front aspect, wooden style laminate flooring, stained glass window surround, door to:

**Entrance Hall -**

Wooden style laminate floor, radiator, picture rail, single glazed window to front aspect, under stairs storage cupboard, secure alarm system.

**Lounge - 15' 5" x 13' 2" (4.71m x 4.01m)**

Upvc double glazed walk in bay window to front aspect, radiator, wooden style laminate flooring, log burner, original Victorian ceiling rose, plantation shutters.

**Dining Room - 16' 3" x 10' 0" (4.95m x 3.06m)**

Upvc double glazed window to rear aspect, radiator, wooden style laminate floor, picture rail, feature gas fire with surround.

**Kitchen - 18' 8" x 12' 9" (5.69m x 3.88m)**

Upvc double glazed window to side and rear aspect, tiled flooring, a range of wall and base units, stainless steel sink and drainer with mixer tap, integrated four ring gas hob and oven, a range of wall and base units, integrated fridge freezer, cupboard for Valiant combi boiler, integrated dishwasher, extractor hood.

**Utility Room - 8' 6" x 4' 5" (2.60m x 1.35m)**

Upvc double glazed window to side aspect, space for washing appliances, radiator, porcelain sink.

**Landing -**

Doors to all rooms, stair access to loft.

**Bedroom One - 15' 4" x 18' 8" (4.67m x 5.68m)**

Upvc double glazed walk in bay window to front aspect, radiator, wooden style laminate flooring, full length fitted wardrobe, plantation shutters.

**Bedroom Two** - 13' 7" x 12' 1" (4.15m x 3.69m)

Upvc double glazed window to rear aspect, radiator, wooden style laminate floor.

**Bedroom Three** - 12' 10" x 8' 4" (3.90m x 2.55m)

Upvc double glazed window to rear aspect, radiator, wooden style laminate floor.

**Bathroom** -

Upvc double glazed frosted window to side aspect, tiled flooring, wash basin, W.C, part tiled walls, towel radiator, bath with electric shower over.

**Second Landing** -

Upvc double glazed velux window to rear aspect, doors to all rooms.

**Bedroom Four** - 18' 2" x 16' 11" (5.54m x 5.15m)

Upvc double glazed window to rear aspect, radiator, wooden style laminate flooring, sloped ceiling., plantation shutters.

**Shower Room** - 12' 4" x 9' 0" (3.77m x 2.75m)

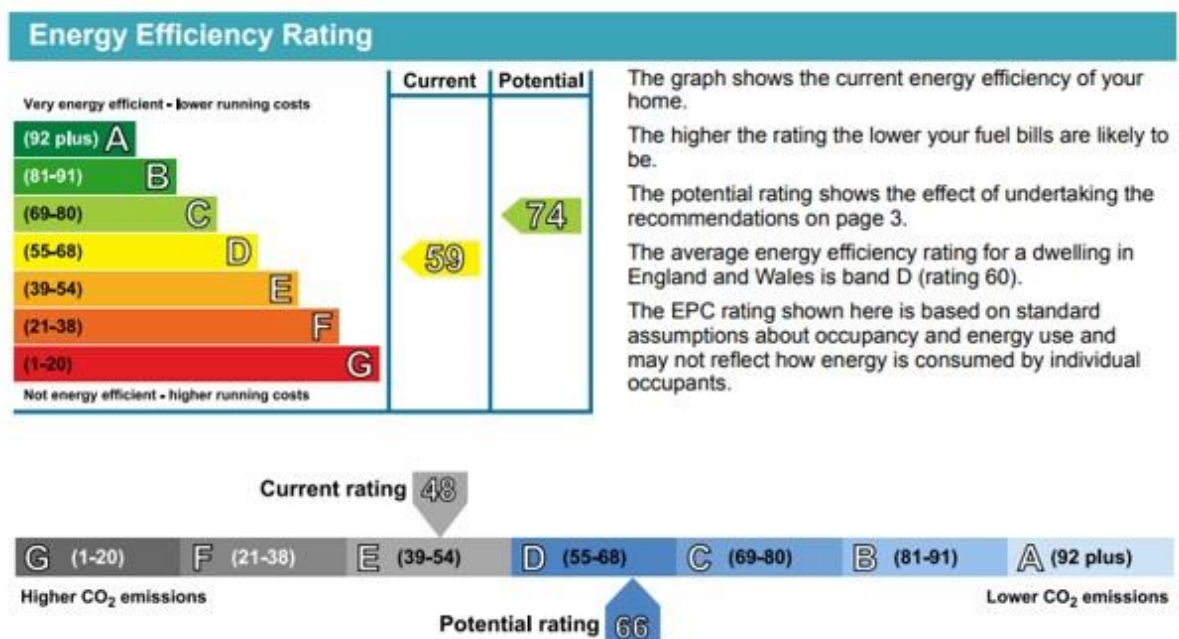
Wash basin, W.C, shower cubicle, wooden style laminate flooring, single glazed window.

**Exterior** -

Yard, brick outhouse, separate W.C.



## EPC Summary -



### 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.