



Lammermoor Road, Mossley Hill, Liverpool, L18 4QP

- Three Bedroom Extended Semi Detached Property
- Highly Desirable Residential Location
- Ground Floor WC & Utility Room
- Contemporary Style Family Bathroom Suite
- Available for Sale with No Onward Chain
- Two Inviting Reception Rooms & Open Plan Kitchen
- Three Generously Sized Bedrooms
- Off Road Parking, Garage & Landscaped Rear Garden



Offers in Excess of £400,000















Description

Move Residential located on Lammermoor Road in Mossley Hill, L18, is this lovely three bedroom extended semi detached property. Available for sale with no onward chain, the property is exceptionally well presented throughout and is ready to move into right away with no work needed and would prove to be an ideal purchase for a family looking to buy in one of South Liverpool's most sought after locations. Boasting an attractive frontage with a smartly block paved driveway providing ample off road parking and a single garage providing additional storage space, you are greeted into the property to a welcoming entrance hallway which sets the precedent for the remaining accommodation. From the hallway, you are guided into a delightful bright and spacious bay fronted family lounge and an impressive extended formal dining room to the rear with French patio doors that open out to the lovely rear garden. Flowing seamlessly from the dining area is the open plan modern fitted kitchen which is complete with a range of stylish wall and base units with complimenting work tops, a variety of integrated appliances and plentiful work surface space. Completing the ground floor is a convenient downstairs WC and utility room. Ascending to the first floor, you will find the master bedroom suite which benefits from custom built fitted wardrobes, a second double bedroom and a well proportioned single bedroom. Completing the interior of the property is the contemporary style, fully tiled three piece family bathroom suite. Externally, to the rear elevation, there is a neatly manicured landscaped garden with a flagged patio area, ideal for alfresco dining and outdoor recreation. Further benefits to the property includes double glazing and gas central heating 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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 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.