



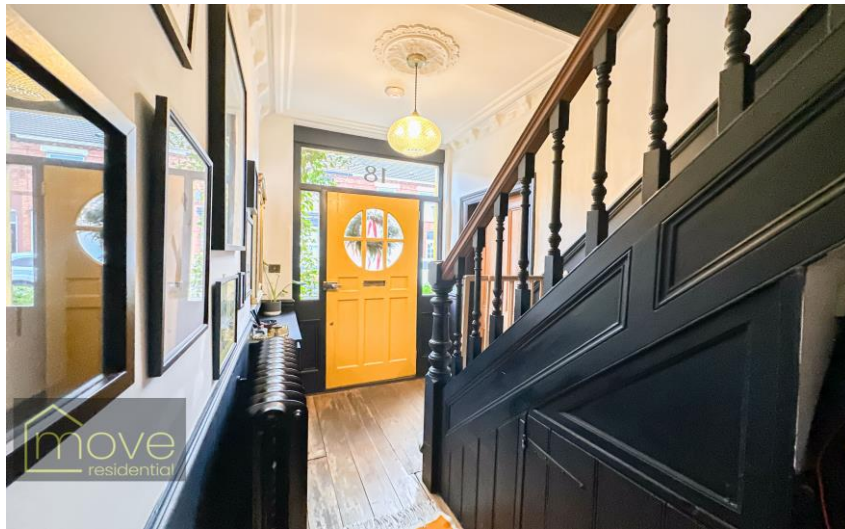
## Coventry Road, Wavertree, Mossley Hill, L15 9HR

- Beautiful Four Bedroom Semi Detached Property
- Double Fronted & Immaculately Presented
- Open Plan Kitchen Diner and Shower Room
- Loft Conversion Offering Large Fourth Bedroom
- Located in Sought After Area of Mossley Hill
- Entrance Hall and Stunning Through Lounge
- Three Spacious Double Bedrooms & Bathroom
- Gardens to Side and Rear with Covered Patio



Offers Over £475,000











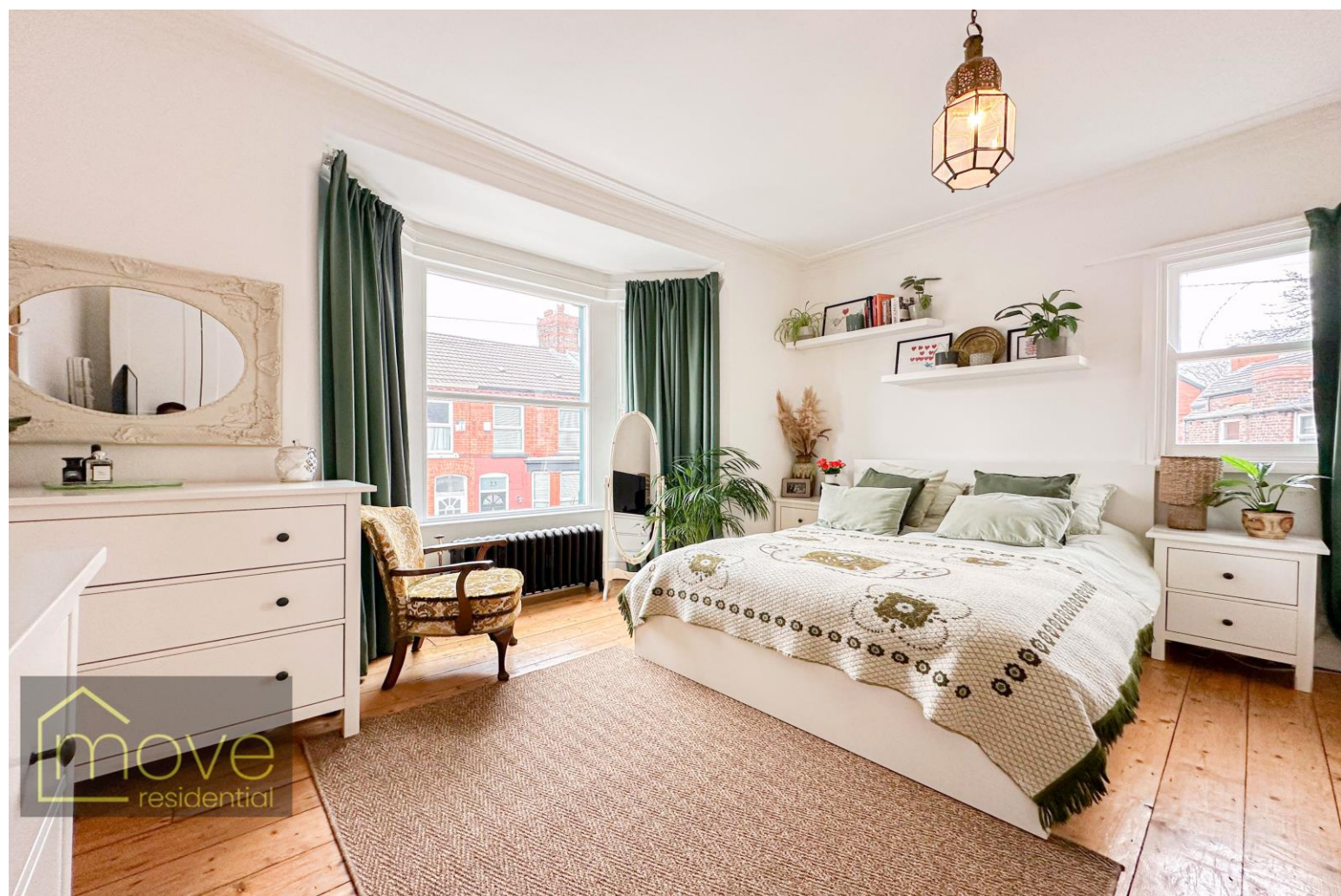
















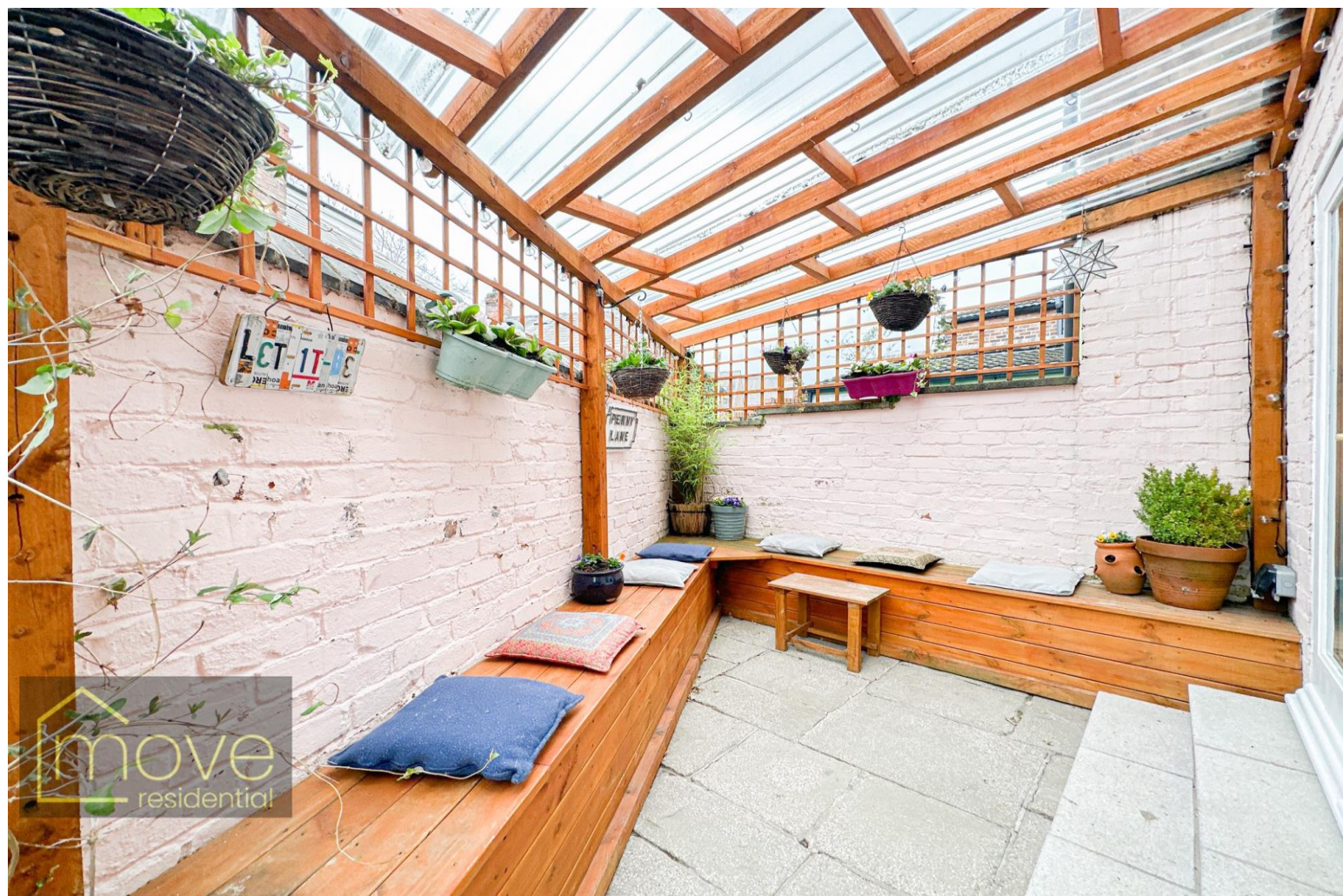














## **Description**

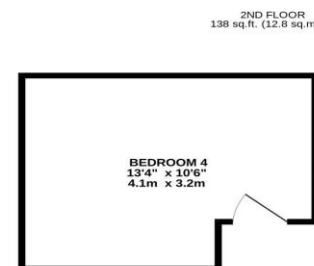
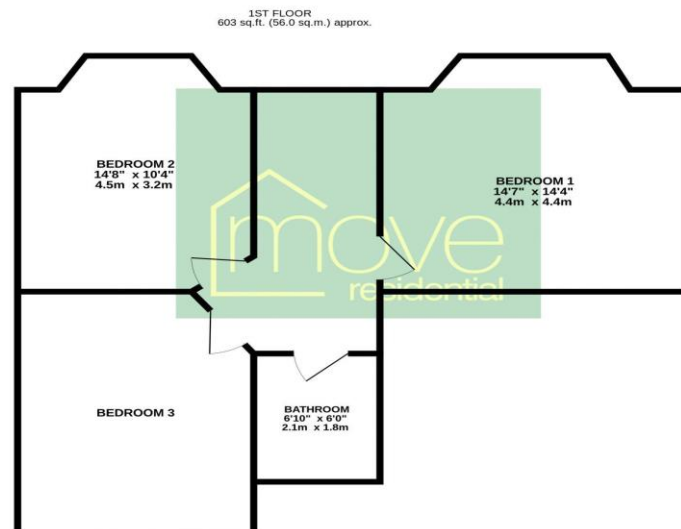
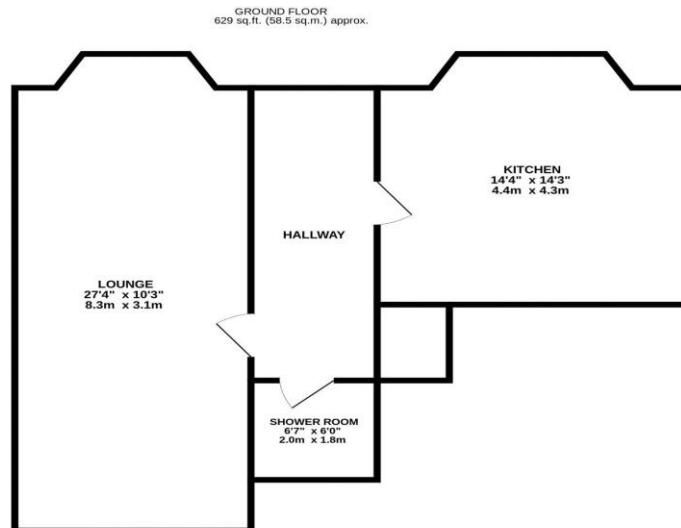
This beautiful four bedroom semi detached property, enjoying a prime location on Coventry Road, L15, in the sought-after area of Mossley Hill, is proudly presented to the sales market courtesy of appointed agents Move Residential. Boasting a charming double frontage that exudes curb appeal, along with generously proportioned and immaculately presented interiors throughout, this property promises to be a fabulous future family home for those looking to live in one of Liverpool's most highly favoured residential areas. You are greeted into this home by a striking entrance hall that sets a precedence for the rest of the property, where original features, such as the ornamental ceiling details, are both showcased and seamlessly combined with more modern design aspects. To the right is a stunning through lounge, awash with natural light courtesy of both a large bay window to the front and french doors to the rear, offering views and access out to the garden. Tastefully decorated to an impeccable standard and featuring an exquisite fireplace, this space is as stylish as it is welcoming. To the left is a sensational open plan kitchen diner, that is sure to impress. The kitchen is complete with an array of sophisticated fitted wall and base units, with complementary worktops offering plentiful surface space, and sleek integrated appliances. There is ample room for a substantial dining table, ideally positioned in front of the bay window or Bifold doors, which illuminate the space in daylight. This thoughtfully designed and timelessly elegant space provides the perfect setting for enjoying family mealtimes and entertaining guests. Completing the ground floor is a convenient contemporary style shower room. Ascending to the first floor this property continues to make an impression, with the tasteful décor extending into the three spacious and beautifully presented double bedrooms, which have all been finished to an excellent standard. This floor further benefits from a luxurious family bathroom suite, featuring attractive subway tiles. At the pinnacle of the property, the loft has been converted to offer a well-proportioned fourth double bedroom, brightly lit by an attractive feature skylight above, which is currently in use as a studio. The property is further enhanced by the fantastic outdoor space on offer, with garden areas to both the side and the rear, providing the opportunity for extension. To the side is a fabulous covered patio area complete with bench seating, presenting the ultimate outdoor entertaining space for all weathers. The smartly flagged patio continues into to the rear garden, where alfresco dining can be enjoyed in the summer months, accompanied by a neatly maintained lawn area. A viewing is highly recommended to appreciate the unique charm and high quality finishes this home has to offer.

## **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.



## Floor Plan



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 55 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.