



Eardisley Road, Mossley Hill, Liverpool, L18 0HS

- Delightful Four Bedroom Terrace Property
- Generously Proportioned and Well Presented
- Modern Open Plan Kitchen Diner & Utility
- Loft Conversion Providing Fourth Bedroom
- Located in Desirable Suburb of Mossley Hill
- Entrance Hall & Welcoming Family Lounge
- Two Double Bedrooms, Single & Bathroom
- Well Maintained Enclosed Yard to the Rear



Offers in Excess of £350,000



The logo for 'move residential' features a stylized house icon above the word 'move' in a lowercase, sans-serif font, with 'residential' in a smaller font below it.















Description

Move Residential are thrilled to showcase for sale this delightful four bedroom mid terrace home, enjoying a prime location on Eardisley Road in the heart of the sought-after suburb of Mossley Hill, L18. Boasting an attractive frontage, the property offers generous proportions throughout and has been finished to a high standard, promising to be the perfect future home for a lucky family. You are greeted into the property by an inviting entrance hall which leads into a spacious and welcoming family lounge, awash with natural light courtesy of the large bay window. Boasting tasteful decoration and a stunning feature fireplace at the centre, this space has both a stylish and warm ambiance. This flows seamlessly into a modern open plan kitchen diner which presents the ideal setting for enjoying family mealtimes. The kitchen is complete with a range of stylish fitted base and wall units, with complementary worktops offering plentiful surface space, along with sleek integrated appliances. There is ample room for a substantial dining table, ideally positioned in front of the french doors which offer views and access out to the rear yard. Completing the ground floor is a convenient separate utility room. As you ascend to the first floor, you will find two well-presented and generously sized double bedrooms, along with a spacious single room, and a luxurious three-piece family bathroom suite. At the pinnacle of the property, the loft conversion offers the substantial fourth double bedroom, which enjoys the added luxury of a contemporary style en suite shower room. Externally to the rear, the property benefits from a well-maintained enclosed yard, providing an ideal spot for enjoying al-fresco dining in the summer months.

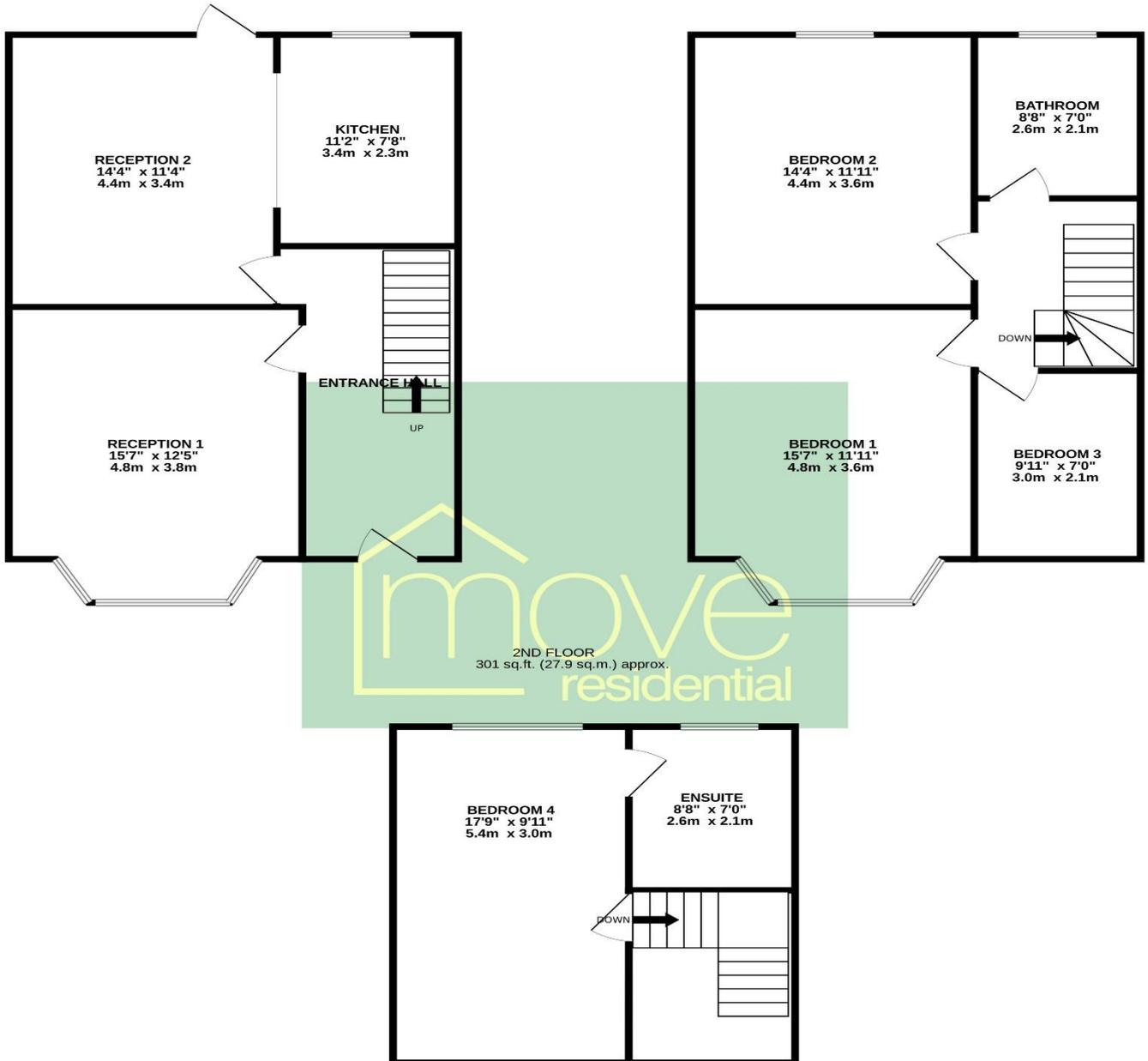
Location

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

GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.

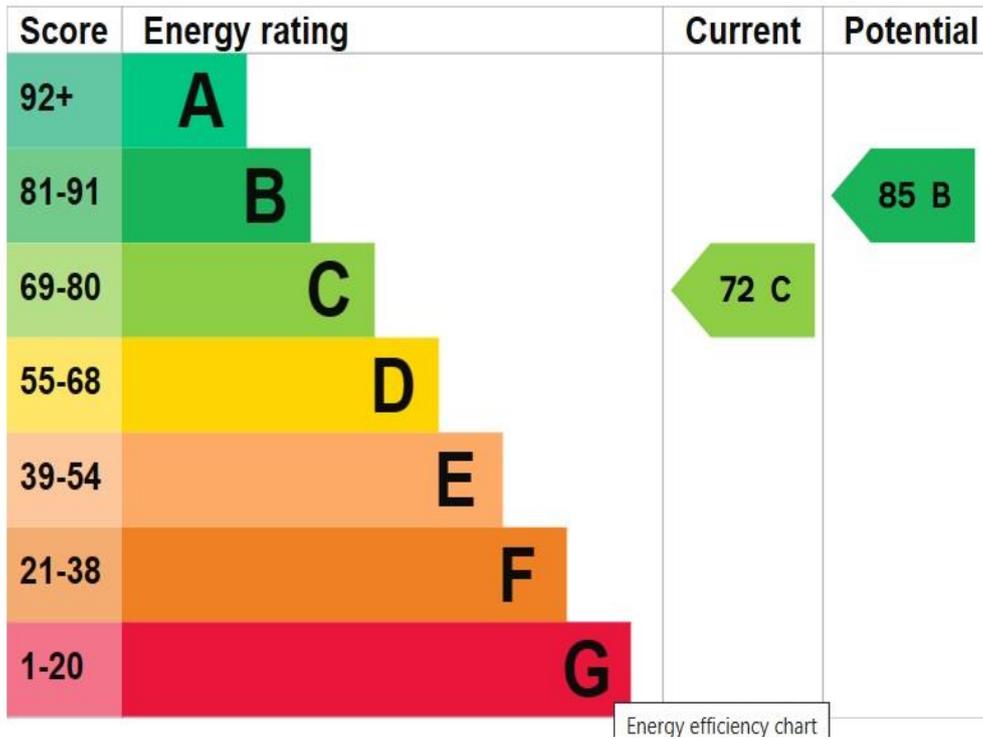


TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.

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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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.