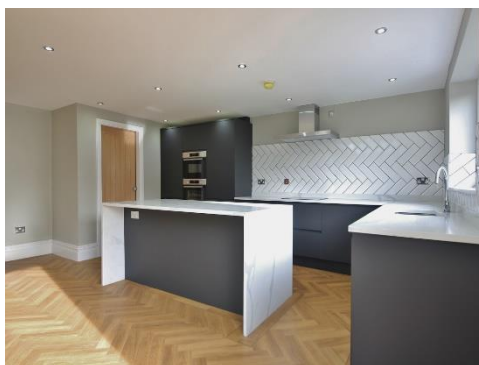


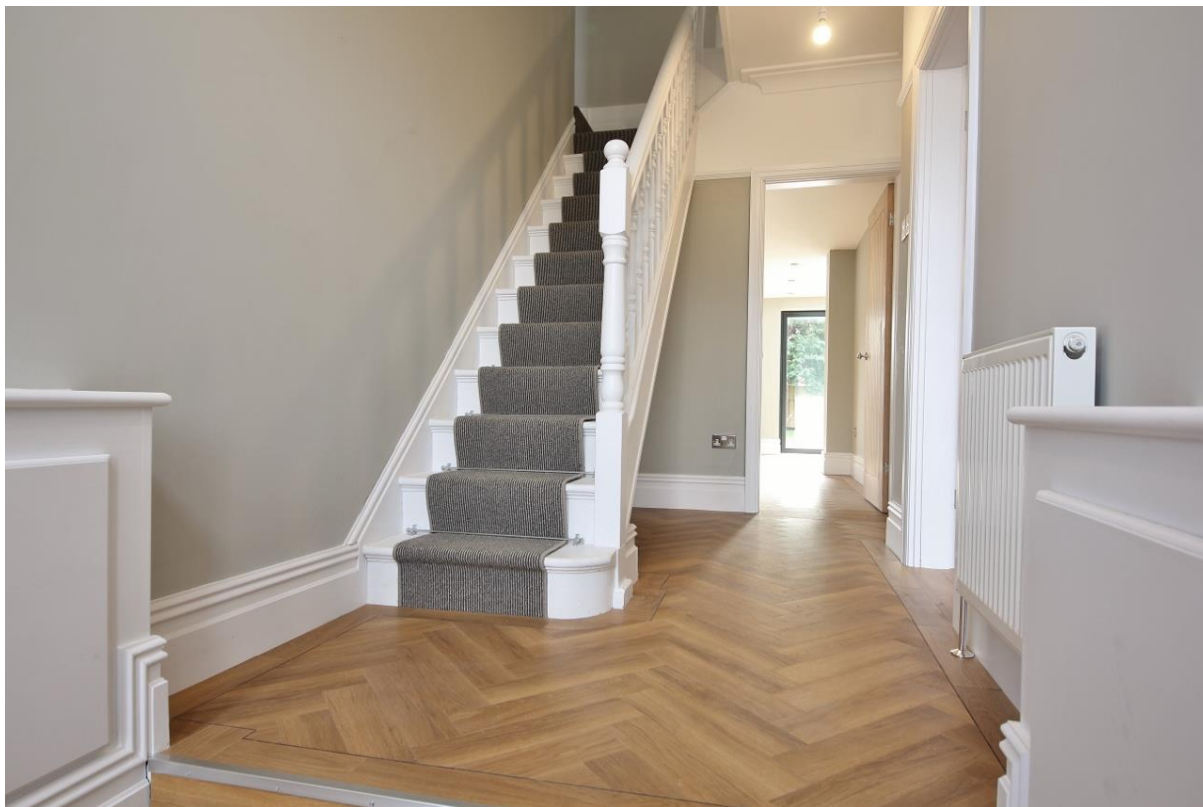


Meredale Road, Mossley Hill, Liverpool, L18 5EU

- Handsome Four Bedroom Semi Detached Property
- Located in the Highly Sought After Area of Mossley Hill, L18
- Flagged Driveway and Integral Garage to Front Elevation
- Recently Refurbished with Exacting Standards Throughout
- Smart Entrance Hall, Bay Fronted Reception Room
- Property Benefits from a Useful Utility and W.C.
- Lavish Open Plan Kitchen with Family Dining Room
- Four Generous Bedrooms and Three Piece Bathroom
- Beautiful En suite Shower Room to Master Bedroom
- Externally Comprises a Paved Patio and Lawned Garden



£425,000,













Description -

Move Residential are delighted to bring to the sales market this fantastic four bedroom semi detached property on Meredale Road. Located in the sought after residential area of Mossley Hill, this bright and spacious property has been recently refurbished throughout to provide an elegant and decorative family home. This charming property greets you with a welcoming entrance hall with parquet flooring that guides you through the ground floor living quarters. The first of two reception rooms is a charming bay fronted living area that boasts parquet flooring and is complimented by neutral décor throughout. Continuing through this substantial family home, the second reception has been opened to provide an enviable kitchen diner that is awash with natural lighting courtesy of a sunny Atrium and floor to ceiling bi- folding doors overlooking the rear. This modern fitted kitchen is perfect for any avid cook and is complete with a range of wall and base units, granite work surfaces, integrated appliances and stylish tiled splashback. Furthermore, there is a useful utility room and downstairs W.C that gives access to the garage. To the first floor via a split landing, there are four well-proportioned double bedrooms, with the master accommodating a stylish three piece shower room. Each bedroom is finished to a high standard throughout with newly fitted carpets, coved ceilings and neutral décor that creates a relaxing and comfortable space for you to enjoy. Additionally, there is a contemporary three-piece family bathroom that is fully tiled throughout with a free-standing bathtub and a 'his and hers' wash basin. Externally, this stunning family home offers a flagged driveway and integral garage to the front elevation. Additionally, there is a flagged patio and laid to lawn garden that is enclosed to provide a private and secluded area for you and your family to enjoy.

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.

Entrance Hall -

Upvc double glazed rock door to front aspect, radiator, stairs to first floor.

Living Room -12' 3" x 13' 9" (3.74m x 4.18m)

Upvc double glazed window to front aspect, radiator.

Kitchen -25' 4" x 18' 9" (7.73m x 5.72m)

Mix of wall and base units, centre island, integrated double oven, integrated hob, sink and drainer, granite work surfaces.

Extension - 9' 8" x 25' 4" (2.949m x 7.720m)

Atrium, Upvc double glazed bi-folding doors to rear aspect.

Lounge - 11' 5" x 12' 0" (3.48m x 3.67m)

Parquet Flooring, Radiator.

Utility Room - 6' 5" x 7' 11" (1.95m x 2.41m)

Base units, sink, granite work surfaces.

Downstairs W.C - 5' 6" x 3' 11" (1.67m x 1.19m)

Wash basin, W.C.

Bedroom One - 11' 4" x 12' 4" (3.46m x 3.77m)

Upvc double glazed window to front aspect, radiator.

Bedroom Two - 11' 4" x 11' 8" (3.46m x 3.55m)

Upvc double glazed window to rear aspect, radiator, door to:

Ensuite Shower Room - 6' 8" x 6' 2" (2.04m x 1.87m)

Upvc double glazed window to rear aspect, W.C, shower cubicle, wash basin, ceramic floor tiles, fully tiled.

Bedroom Three - 7' 1" x 9' 2" (2.16m x 2.80m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Four - 9' 6" x 14' 4" (2.90m x 4.38m)

Upvc double glazed window to front aspect, radiator.

Bathroom - 6' 3" x 13' 9" (1.90m x 4.20m)

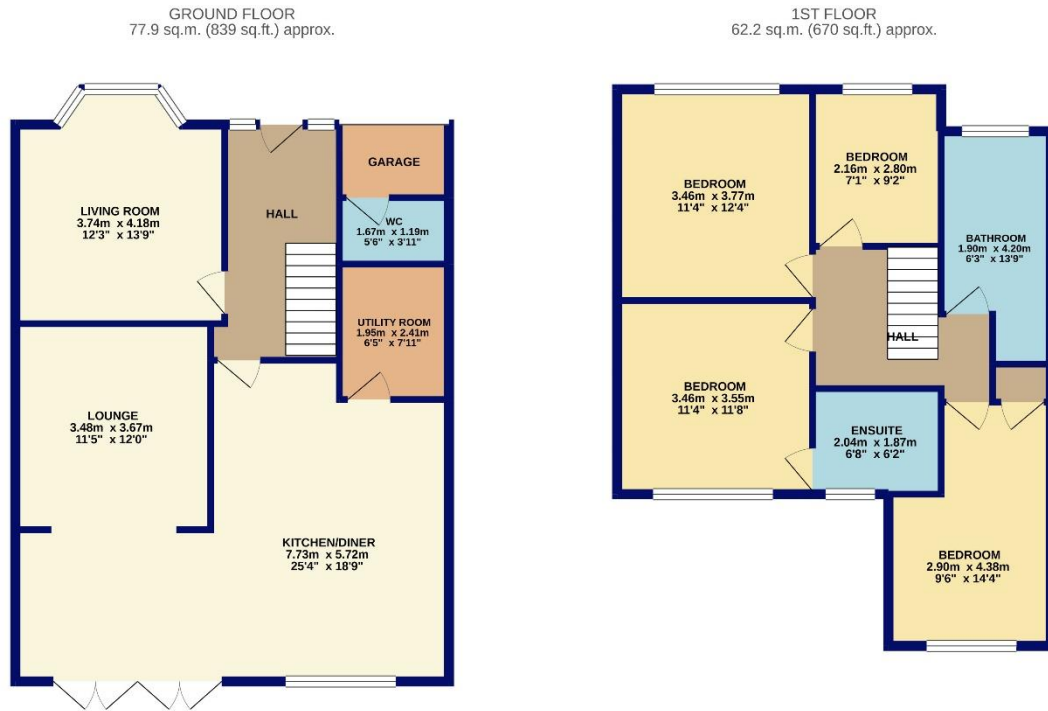
Upvc double glazed window to front aspect, bath, his and hers wash basin, W.C, walk in shower, ceramic floor tiles, radiator, fully tiled throughout.

Garage -

Exterior -

Paved Patio, Lawned garden to the rear

Floor Plan -



TOTAL FLOOR AREA : 140.2 sq.m. (1509 sq.ft.) 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.