



Pitville Avenue, Mossley Hill, Liverpool, L18 7JH

- Stunning Three Bedroom Semi Detached Property
- Two Inviting Reception Rooms
- Three Well Presented & Proportioned Double Bedrooms
- Block paved Driveway for Off Road Parking
- Highly Desirable Residential Location
- Modern Fitted Kitchen & Utility Room
- Contemporary Style Family Bathroom Suite
- Expansive Landscaped Garden with Patio Area



Offers in the Region Of £365,000



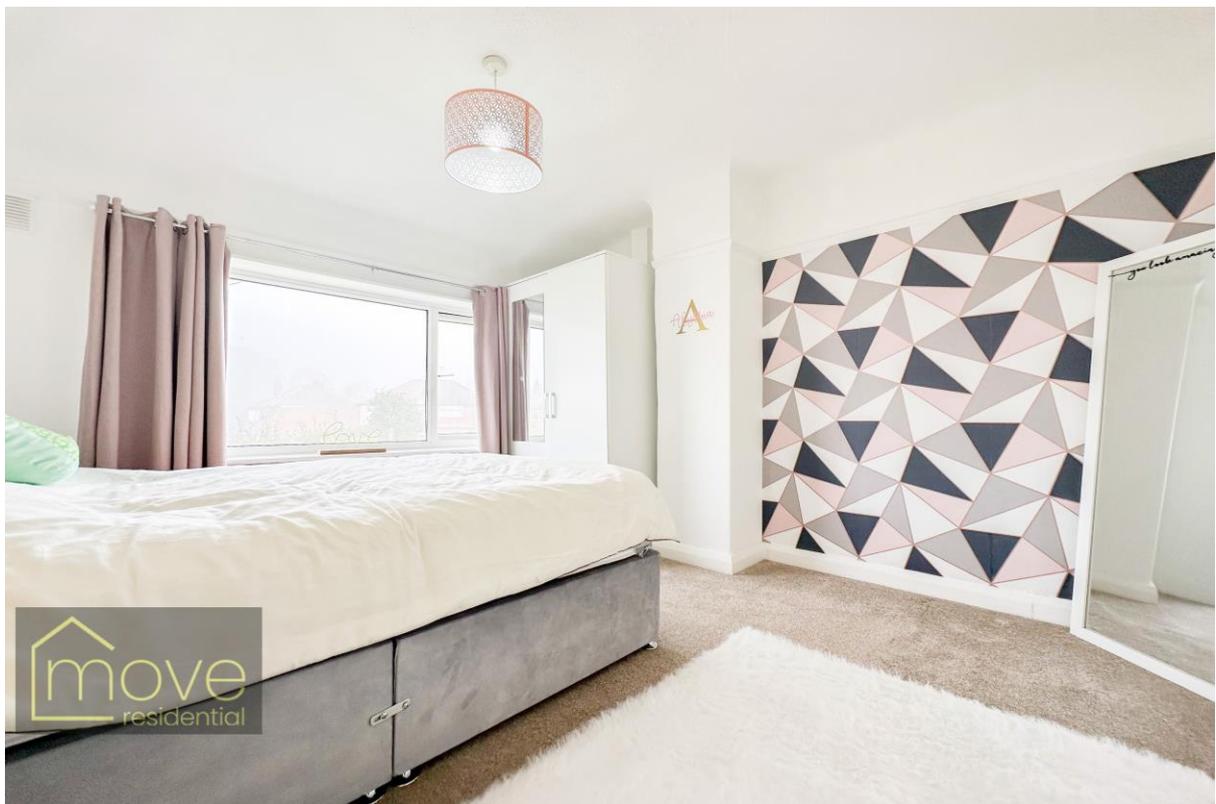
















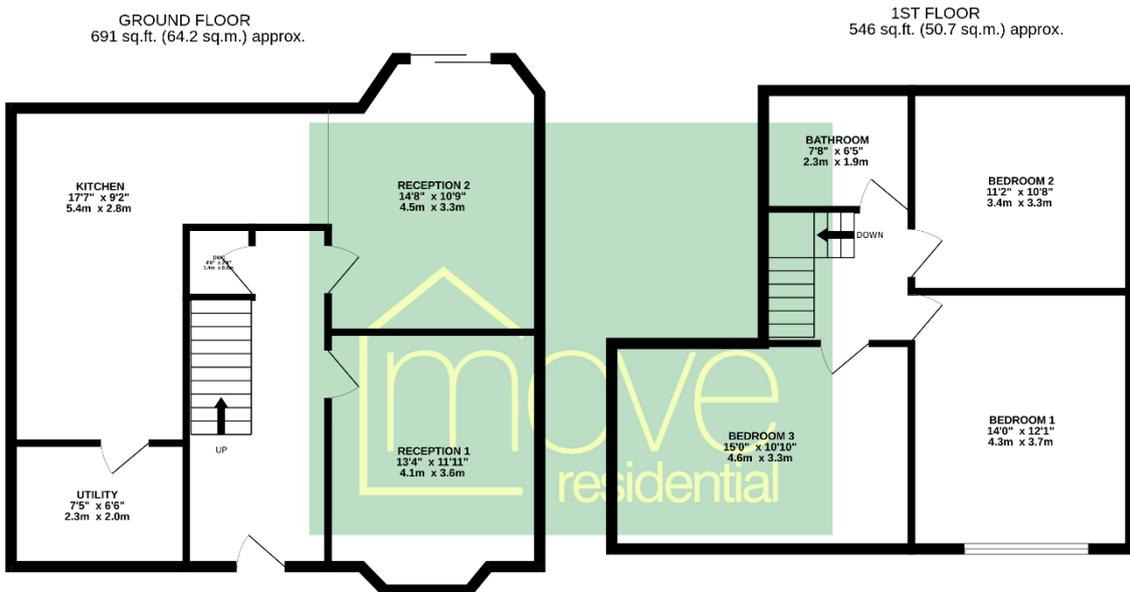
Description

Introducing this charming three-bedroom double fronted semi-detached family home nestled on Pitville Avenue in the highly sought-after suburb of Mossley Hill, L18. This property has just become available on the market. Designed with a tasteful touch and family living in mind, this lovely home offers a warm and inviting entrance hallway that sets the tone for the rest of the house. The ground floor features a spacious, well-lit family lounge with an eye-catching feature fireplace, adorned with a bold and stylish decor. Adjacent is a formal dining room with French patio doors that lead to the delightful rear garden, and a modern, fully-equipped kitchen complete with stylish wall and base units, integrated appliances, and ample work surface space. The ground floor is rounded out with a convenient utility room and a handy understairs WC. Heading to the first floor, you'll discover three generously sized double bedrooms, impeccably presented, with the master bedroom benefiting from custom-built fitted wardrobes. Completing the interior is a contemporary, fully tiled three-piece family bathroom suite. Outside, the property showcases an impressive and attractive frontage with a well-maintained block-paved driveway, providing ample off-road parking. To the rear, an expansive and meticulously manicured garden awaits, featuring colorful flowerbed borders and a raised decked patio area, perfect for alfresco dining in the warmer months. Additional benefits of the property include double glazing and gas central heating throughout.

Location

This area is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. 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, including Bluecoat, King David & Calderstones. 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		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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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