



Russell Road, Mossley Hill, Liverpool, L18 1EA

- Newly Refurbished Four Bedroom Mid Terrace Property
- Impressive Open Plan Kitchen & Diner
- Convenient Downstairs WC & Utility Room
- Elegantly Presented Four Piece Family Bathroom
- Inviting Bay Fronted Family Reception Room
- Modern Kitchen with High Spec Integrated Appliances
- Generously Sized & Well Presented Bedrooms
- Enclosed Yard to Rear with Raised Decked Patio Area



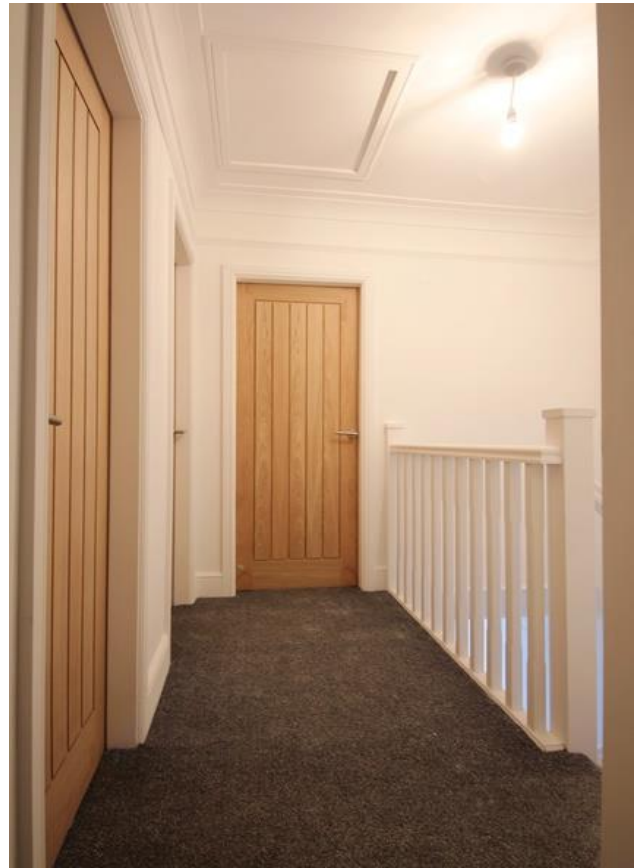
Offers in Excess of £225,000





















Description

Situated within the highly desirable and popular suburb of Mossley Hill, L18, is this wonderfully presented four bedroom mid terrace property, arriving at the sales market courtesy of appointed agents, Move Residential. Located on Russell Road, this fabulous property has recently undergone a full refurbishment, now offering exemplary specifications and enjoying a thoughtful design throughout – as appointed agents, we are confident that this contemporary home will provide the perfect future residence for a very lucky buyer. Upon entering the property via a 'rock' front door, you are greeted by a bright entrance hallway which guides you into a bright and spacious family reception room. Bathed in natural light courtesy of an impressive walk in bay window, this charming room enjoys wonderfully high ceilings and is finished in a tasteful décor with quality wood effect laminated flooring throughout. At the heart of the home, there is a fabulous open plan kitchen and dining area which provides a fantastic spot for family mealtimes and entertaining guests. The designer fitted kitchen enjoys a range of high specification integrated appliances including a five ring gas hob, Neff oven and microwave, a fridge freezer and dishwasher. Featuring a range of contemporary style wall and base units with complementing Granite worktops and a central island unit with a built in wine cooler, this fabulous kitchen is ideal for any aspiring cook. Completing the ground floor is a downstairs WC and utility area which provides additional storage space and plumbing for appliances. The property continues to impress as you ascend to the first floor, where you will find three generously sized double bedrooms and an additional well proportioned single bedroom. Each room is finished to an exacting standard in a neutral décor with plush carpeting throughout. Concluding the interior of this truly wonderful home is the elegantly presented family bathroom, comprising a contemporary four piece suite with a luxurious freestanding plunge bathtub and wall and floor tiles in complementary ceramics, giving the space a spa like feel. Externally, to the rear to the property, there is a large enclosed yard with a raised decked patio area, ideal for outdoor entertaining in the warmer, summer months.

Location

This 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, 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' front door, wood style laminate flooring, radiator, meter cupboard

Reception Room One -14' 8" x 15' 9" (4.478m x 4.798m)

UPVC double glazed bay window to front aspect, wood style laminate flooring, radiator

Open Plan Reception Room Two and Kitchen -14' 3" x 21' 0" (4.336m x 6.403m)

Reception room with UPVC double glazed window to rear aspect, wood style laminate flooring, UPVC double glazed French doors to rear and kitchen with range of wall and base units, granite work surfaces, central island unit with built in wine cooler, integrated Neff oven and microwave, sink and drainer unit, integrated fridge freezer, dishwasher.

Utility Area -

Wood style laminate flooring, work surface, plumbing for washing machine and dryer.

Downstairs WC - 6' 2" x 3' 7" (1.872m x 1.081m)

UPVC double glazed window to side aspect, WC, wash basin, ceramic floor tiles, fully tiled walls

Bedroom One - 13' 11" x 12' 9" (4.248m x 3.888m)

UPVC double glazed window to front aspect, radiator, recently fitted carpets

Bedroom Two - 12' 9" x 12' 9" (3.880m x 3.881m)

UPVC double glazed window to rear aspect, radiator

Bedroom Three - 8' 3" x 5' 5" (2.506m x 1.644m)

UPVC double glazed window to front aspect, radiator

Bedroom Four / Cot Room - 9' 4" x 5' 2" (2.849m x 1.569m)

UPVC double glazed window to rear aspect, radiator

Bathroom - 9' 11" x 8' 8" (3.015m x 2.636m)

UPVC double glazed window to rear aspect, bath, WC, wash basin, ceramic floor tiles, fully tiled walls, radiator, double shower unit

Exterior -

Rear garden with decked area, stoned area and recently installed fence

EPC

Energy Performance Certificate



Dwelling type: Mid-terrace house
Date of assessment: 20 October 2017
Date of certificate: 23 October 2017

Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 119 m²

Use this document to:

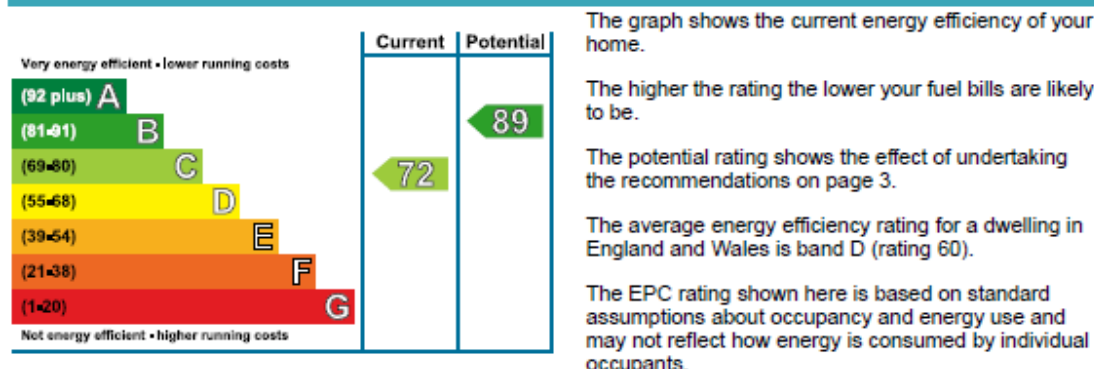
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,520
Over 3 years you could save	£ 801

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 216 over 3 years	
Heating	£ 2,010 over 3 years	£ 1,308 over 3 years	
Hot Water	£ 294 over 3 years	£ 195 over 3 years	
Totals	£ 2,520	£ 1,719	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



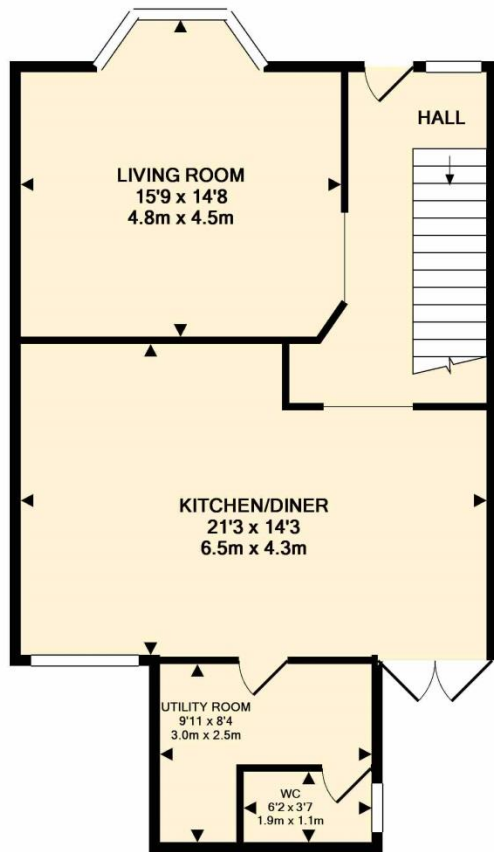
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 528	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 174	✓
3 Solar water heating	£4,000 - £6,000	£ 99	✓

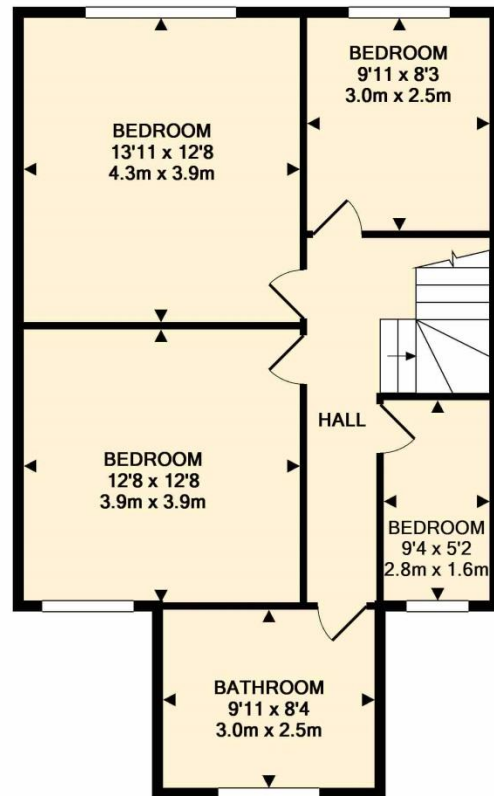
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 643 SQ.FT.
(59.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1300 SQ.FT. (120.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2017

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.