

## Plattsville Road, Mossley Hill, L18



For Sale - £300,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Spacious and Light-Filled Lounge with Expansive Bay Window and Feature Fireplace
- Open-Plan Kitchen and Dining Area with French Doors Opening Onto the Yard
- Generously-Sized, Contemporary Kitchen with Electric Oven, Gas Hob, and Ample Storage
- Separate Utility Room and Adjacent Storage Room for Added Convenience
- Two Spacious Double Bedrooms - Master Bedroom with Large Bay Window
- Third Bedroom, Perfect for a Home Office, Nursery, or Child's Room
- Stylish Family Bathroom with Separate Bath and Walk-In Shower
- High Ceilings Throughout for a Grand, Airy Feel
- Additional Under-Stair Storage for Practicality
- Low-Maintenance Paved Yard, Ideal for Easy Upkeep

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,119 square feet / 104 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

Brought to the market by Atlas Estate Agents, this delightful three-bedroom terraced house on Plattsville Road, Mossley Hill, L18, offers the perfect blend of period charm and modern convenience.

Arranged over two floors, this inviting home welcomes you with airy, high ceilings and a thoughtfully designed layout. At the heart of the ground floor lies the spacious, light-filled lounge, where an expansive bay window and a charming feature fireplace create an elegant yet cosy space - ideal for relaxation or entertaining guests.

The open-plan kitchen and dining area is a true highlight, boasting a generously-sized, contemporary kitchen complete with an electric oven, gas hob, and ample storage space to cater to all culinary needs. French doors open onto a low-maintenance, paved yard - a tranquil outdoor space that's perfect for al fresco dining and easy upkeep.

Practicality is seamlessly woven into this home with the inclusion of a separate utility room and an adjacent storage area, providing extra convenience and organisation. Additional under-stair storage further enhances the functionality of the ground floor.

Upstairs, you'll find two generously-proportioned double bedrooms, including a master bedroom that enjoys the natural light from a large bay window. A third bedroom offers versatile use, whether as a peaceful home office, a nursery, or a child's room. The stylish family bathroom is both luxurious and practical, with a separate bath and walk-in shower to suit all preferences.

With its timeless character and smart design, this wonderful home on Plattsville Road is perfectly suited to families, professionals, or anyone seeking a classic residence with modern touches.

## Additional Images



Dining Room



Yard



Hallway



Dining Room



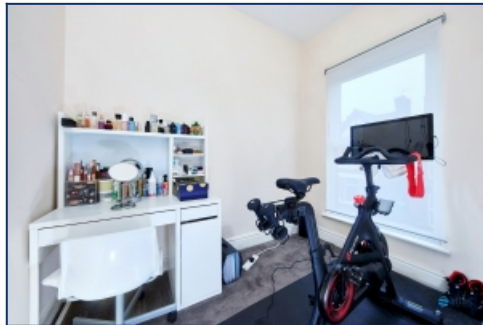
Kitchen



Utility Room



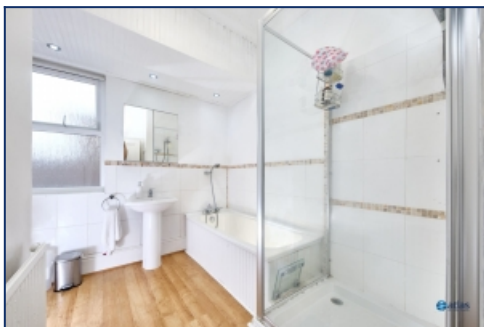
Landing



Bedroom



Bedroom

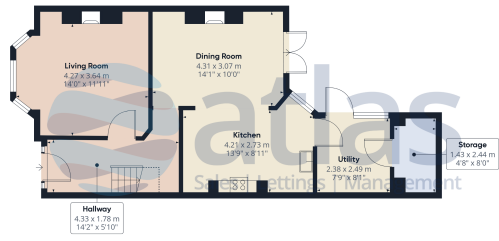


Bathroom

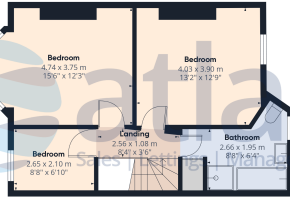


Yard

## Floor Plans



Ground Floor



Floor 1

**Approximate total area\***

100.93 m<sup>2</sup>

1118.69 ft<sup>2</sup>

**Reduced headroom**

1.33 m<sup>2</sup>

13.26 ft<sup>2</sup>

(\*) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

All measurements are approximate and for guidance only. This floor plan is for Australian purposes only.

Calculations are based on RICS/PMG 5C standards.

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