

## Pitville Avenue, Mossley Hill, L18



**For Sale - £300,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- No Onward Chain
- Beautiful Three Bedroom Family Home in Highly Sought-After Area of L18
- Large Open Plan Dining/Living Room with Patio Doors to Rear
- Bright and Airy Kitchen
- Three Well-Appointed Bedrooms
- Family Bathroom with Bath and Overhead Shower
- Mature Back Garden with Beautiful Lawn & Patio Area
- Located Between Popular Green Spaces Calderstones Park and Sefton Park
- Excellent Transport Links - 5 Minute Walk to Mossley Hill Train Station
- 10 Minute Walk to Popular Allerton Road Restaurants, Bars, Shops and Pubs

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 75 square metres / 812 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker

### Description

\*\*Atlas Estate Agents\*\* proudly presents a home that embodies charm and modern elegance in equal measure, now available for sale on the coveted Pitville Avenue, Mossley Hill, L18.

This beautiful three-bedroom, semi-detached family home offers the perfect blend of tranquility and convenience, thoughtfully designed over two spacious floors.

Step inside to discover the heart of the home: a grand, open-plan dining and living room. This expansive area is bathed in natural light, creating a warm and welcoming atmosphere. The living space flows effortlessly through patio doors onto a mature back garden, where a lush, manicured lawn and a charming patio area await, perfect for al fresco dining or serene evenings under the stars.

The kitchen, bright and airy, is a chef's delight, promising both practicality and style, making meal preparation a joyous affair.

Venture upstairs to find three well-appointed bedrooms, each offering a haven of comfort and rest. These versatile rooms are perfect for accommodating a growing family or creating dedicated spaces for work and relaxation. The family bathroom is elegantly designed, featuring a soothing bath with an overhead shower, providing a perfect retreat for unwinding at the end of the day.

Situated between the lush green expanses of Calderstones Park and Sefton Park, this home offers an idyllic setting for nature lovers and those who appreciate serene walks and picnics. Despite its peaceful surroundings, the property is well-connected, with Mossley Hill Train Station just a five-minute walk away, ensuring easy commutes. Additionally, the vibrant Allerton Road, known for its array of restaurants, bars, shops, and pubs, is a mere ten-minute stroll, offering endless options for dining and entertainment.

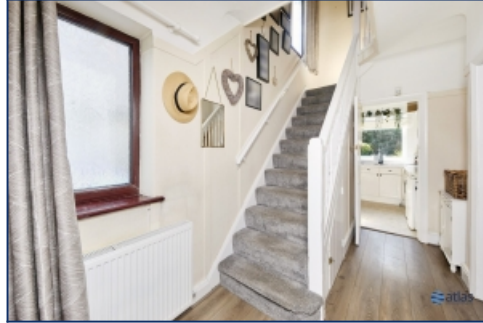
With no onward chain, this exquisite home is ready for you to move in and start creating wonderful memories. Embrace the lifestyle you've always dreamed of in this highly sought-after area of L18.

Contact Atlas Estate Agents today to arrange a viewing and experience firsthand the charm and convenience of this exceptional property. Your dream home awaits.

## Additional Images



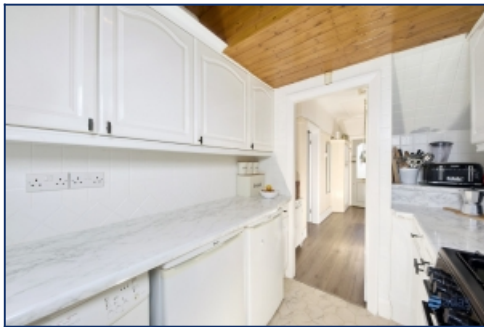
Master Bedroom



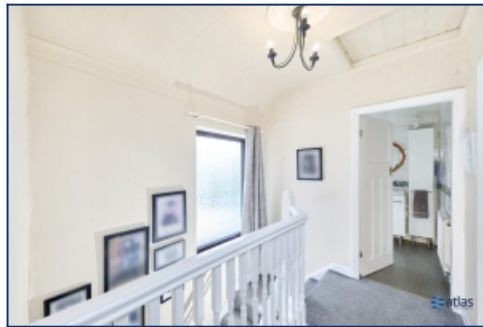
Entrance Hallway



Lounge



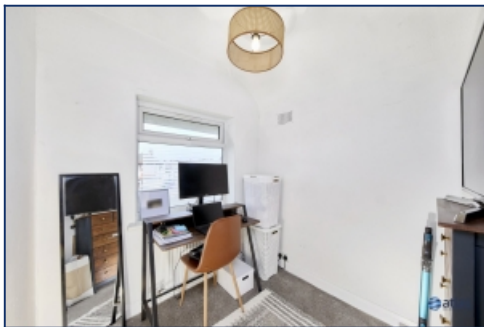
Kitchen



Landing



Bedroom 2



Bedroom 3



Bathroom



Garden/Patio Area



Garden

## Floor Plans



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