

## Kirkmore Road, Mossley Hill, L18



**For Sale - £460,000 Offers in Excess of**

### Key Features

- 4 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Stunning Fully-Extended Contemporary Family Home in the Highly Desirable L18, Mossley Hill Area
- Wonderful Loft Bedroom with Contemporary En Suite Facilities
- Beautifully Decorated to Impeccable Standard Throughout
- Spacious Open Plan Kitchen/Sitting Room with Amazing Bi-Fold Doors Opening Onto Beautiful Gardens
- Abundance of Additional Features - Gym, Utility Room and Electric Car-Charging Point
- Four Well-Appointed Bedrooms - Immaculately Presented
- Excellent Transport Links - Close to Very Good Schools
- Equidistant to Allerton Road and Aigburth Road
- 6-Minute Drive to Sefton Park and Princes Park
- Garden Boasts Patio Area with Ample Dining/Entertaining Space

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 132 square metres / 1,421 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Driveway
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Oven (Double), Gas Hob, Microwave, Fridge/Freezer, Dishwasher

### Description

Introducing a remarkable property, brought to you exclusively by Atlas Estate Agents. This captivating semi-detached house is now available for sale, situated in the prestigious Kirkmore Road of Mossley Hill, L18. With its exceptional features and stunning contemporary design, this residence offers an unparalleled living experience.

Spanning across three, this fully-extended family home showcases a magnificent blend of style and functionality. Step inside and be greeted by the exquisite kitchen, designed to inspire culinary excellence. Adjoining the kitchen are two spacious reception rooms, providing ample space for relaxation and entertainment.

Boasting four generously sized bedrooms, this residence ensures comfort and privacy for all family members. The jewel of the property is the spectacular loft bedroom, complemented by contemporary en-suite facilities. Every room has been immaculately presented and decorated to an impeccable standard, reflecting modern elegance at its finest.

One of the highlights of this home is the expansive open plan kitchen and sitting room, an absolute delight for hosting gatherings. Its stunning bi-fold doors seamlessly connect the interior with the beautiful gardens, creating a seamless indoor-outdoor living experience. Imagine enjoying the abundance of natural light and refreshing breezes that flow effortlessly through this space.

In addition to its extraordinary living areas, this property also offers a gym and utility room, catering to a healthy and convenient lifestyle. With no onward chain, you can effortlessly settle into this exquisite dwelling and start creating cherished memories with your loved ones.

Conveniently located, this property benefits from excellent transport links and is in close proximity to highly regarded schools, ensuring a convenient and enriching lifestyle for families. Furthermore, the residence is equidistant to Allerton Road and Aigburth Road, both vibrant areas offering an array of shops, restaurants, and entertainment options. Sefton Park and Prince Park are just a short 6-minute drive away, providing an idyllic retreat for leisurely strolls or picnics.

To complete this remarkable package, the garden features a delightful patio area, perfect for alfresco dining and entertaining. The ample space allows you to create your own outdoor oasis, tailored to your unique tastes and preferences.

Don't miss this rare opportunity to own a truly exceptional property in the highly desirable L18, Mossley Hill area. Immerse yourself in luxurious living, surrounded by contemporary elegance, and embrace a lifestyle that truly embodies modern sophistication. Contact Atlas Estate Agents today to schedule your viewing and embark on a journey to make this stunning residence your dream home.

## Additional Images



En Suite Shower Room



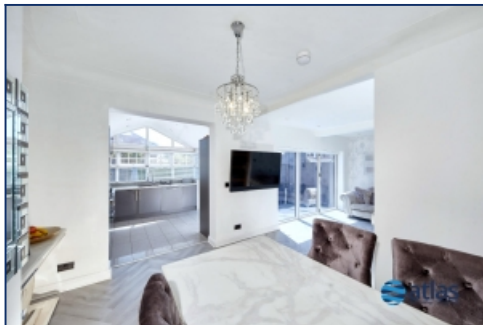
Garden



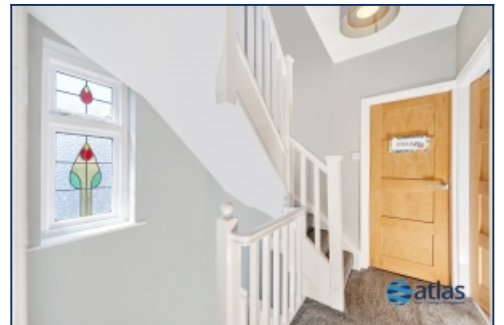
Entrance/Hallway



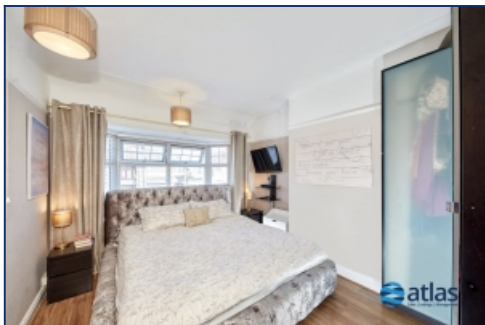
Lounge



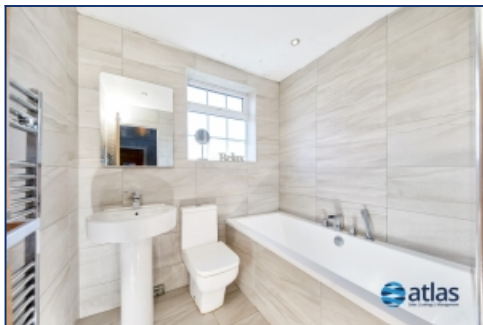
Sitting Room/Dining Room



Landing



Bedroom



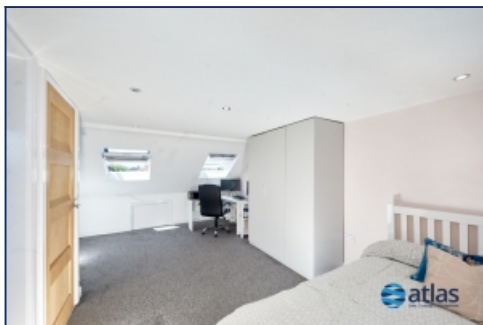
Family Bathroom



Bathroom



Bedroom



Loft Bedroom



Patio/Kitchen/Sitting Room





Patio Area



Garden/Patio Area

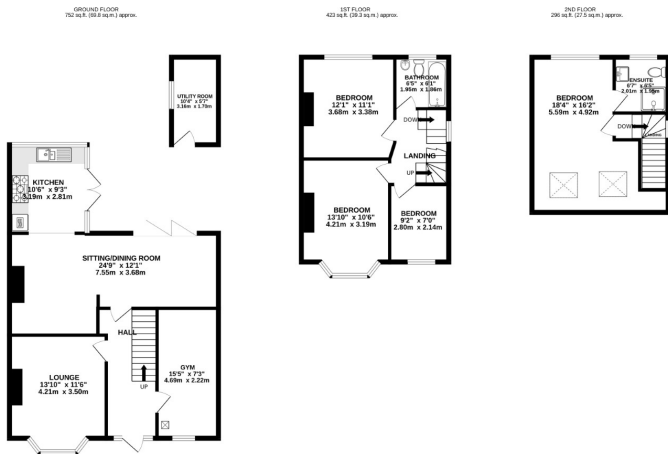


Garden



Patio/Sitting Room

## Floor Plans



TOTAL FLOOR AREA: 1471 sq ft (136.7 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan, constant from measurements of plans, sections, views and any other items and approximations are to be made for any minor 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 is given for their condition or availability for the future.  
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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.