

## Millersdale Road, Mossley Hill, L18



## For Sale - £325,000 Offers in Excess of

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- No Onward Chain
- Recently Modernised and Contemporary Kitchen
- Recently Refurbished Bathroom
- Two Reception Rooms
- Three Bright and Airy Bedrooms
- Large Family Bathroom with Walk-In Shower
- Plentiful Storage - Separate Storage Rooms on Both Floors
- Large South Facing Garden with Patio Area
- Close to Local Green Spaces - Minutes Drive to Both Sefton and Calderstones Park
- Sought After L18 Location - Close to a Wealth of Amenities, Great Transport Links and Excellent Schools

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 75 square metres / 806 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £4 per annum
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/03/1924 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 24/03/2923 (approx)
- Lease Term Remaining: 898 year(s) (approx)
- Service Charge: None
- Ground Rent: £4 per annum

### Description

Welcome to your new home on Millersdale Road, Mossley Hill, L18, brought to you by Atlas Estate Agents.

Nestled in the sought-after locale of Mossley Hill, this charming semi-detached property is a gem awaiting discovery. Boasting a recently modernized kitchen and a freshly refurbished bathroom, this home exudes contemporary comfort and style.

Step inside to discover a warm and inviting ambiance, with two reception rooms offering ample space for relaxation and entertainment. The accommodation is thoughtfully arranged over two floors, providing a seamless flow throughout.

The heart of this home is undoubtedly its bright and airy kitchen, where culinary dreams come to life amidst sleek countertops and modern appliances. Adjacent to the kitchen, you'll find a spacious dining area perfect for hosting gatherings with loved ones.

Upstairs, three generously sized bedrooms await, each offering a tranquil retreat for rest and rejuvenation. A large family bathroom completes the upper level, featuring a luxurious walk-in shower.

The residence offers abundant storage solutions, featuring a dedicated storage room on each floor for enhanced convenience.

Outside, a large south-facing garden beckons, offering a private oasis for outdoor enjoyment. Picture yourself basking in the sunshine on the patio area or indulging in alfresco dining amidst lush greenery.

Conveniently located just minutes away from Sefton and Calderstones Park, this home provides easy access to local green spaces for leisurely strolls and recreational activities. Furthermore, its proximity to a wealth of amenities, excellent schools, and great transport links ensures that every need is catered to.

With no onward chain, seize this opportunity to make this property your own and embark on a new chapter of luxury living in the heart of Mossley Hill. Don't miss out on the chance to call this stunning residence yours – schedule your viewing today!

## Additional Images



Bathroom



Back



Stairs



Back Reception Room



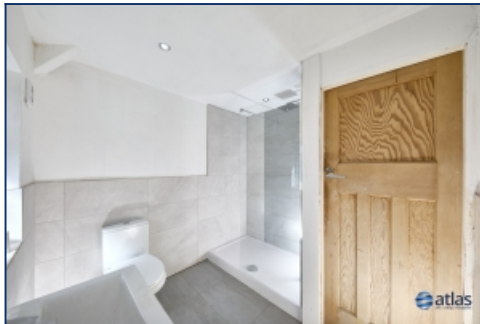
Kitchen



Bedroom 2



Bedroom 3



Bathroom

## Floor Plans



These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.