

Martin Road, Mossley Hill, L18



For Sale - £425,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Well-Presented Family Home in Highly Sought-After L18 Area
- Bright and Spacious Open Plan Kitchen/Dining Area with French Doors to Garden
- Single Storey Extension to Rear with Skylight and French Doors to Garden
- Generous Living Space with Bright Bay Window
- Convenient Under Stairs Storage in Hallway
- Three Well-Appointed Bedrooms, One Featuring Fitted Wardrobes
- Modern Family Bathroom with Bath and Separate Shower
- Beautiful, Mature Back Garden with Patio and Lawn
- Two-Car Driveway Parking and Detached Garage
- Amongst a Wealth of Amenities - Plenty of Local Restaurants, Shops and Bars on Allerton Road, Rose Lane and Aigburth Road

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 99 square metres / 1,065 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Dishwasher

Description

Atlas Estate Agents proudly presents this exquisite semi-detached house for sale, nestled in the highly sought-after area of Martin Road, Mossley Hill, L18. This well-presented family home boasts a harmonious blend of classic charm and modern elegance, making it a perfect sanctuary for contemporary living.

Upon entering, you are greeted by a spacious hallway featuring convenient under-stairs storage, ideal for keeping the household clutter-free. The generous living room, bathed in natural light from the bright bay window, offers a warm and inviting space for relaxation and family gatherings.

The heart of this home is undoubtedly the bright and spacious open-plan kitchen and dining area. This stunning space is enhanced by a single-storey extension to the rear, featuring a skylight and French doors that open out to the beautiful, mature back garden. The kitchen, fitted with modern appliances, seamlessly flows into the dining area, making it perfect for entertaining and everyday family meals. The extension provides an additional reception room, creating a versatile space that could serve as a playroom, home office, or snug.

Ascending to the first floor, you will find three well-appointed bedrooms, one featuring fitted wardrobes that maximise storage while maintaining the room's

spacious feel. The modern family bathroom is a sanctuary of relaxation, complete with a luxurious bath and a separate shower.

The outdoor space is equally impressive, with a beautifully maintained mature garden that offers a perfect blend of patio and lawn. This idyllic setting is perfect for alfresco dining, children's play, or simply unwinding after a long day.

Located in the vibrant Mossley Hill area, this property is surrounded by a wealth of amenities. Allerton Road, Rose Lane, and Aigburth Road are just a short stroll away, offering an array of local restaurants, shops, and bars. Excellent transport links, including a five-minute walk to West Allerton Railway Station, ensure easy access to the wider city and beyond.

In addition, the property is situated in the midst of many popular schools and green spaces such as Calderstones and Sefton Parks, making it the perfect base for a thriving family life.

This charming semi-detached house on Martin Road is not just a home; it's a lifestyle. With its generous living spaces, modern amenities, and prime location, it promises to be a haven for any family. Don't miss the opportunity to make this your new home.

Additional Images



Back Reception Room



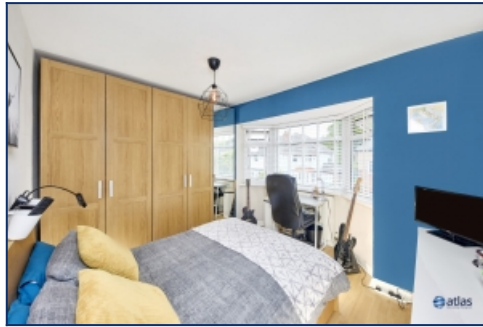
Lounge



Dining Room



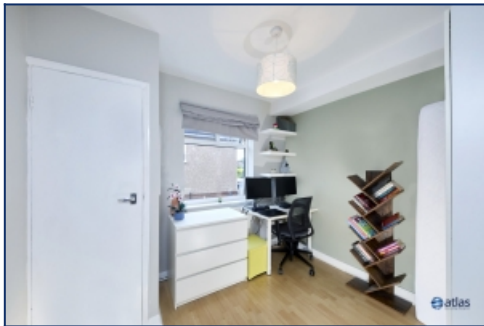
Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Back Garden



Back Garden

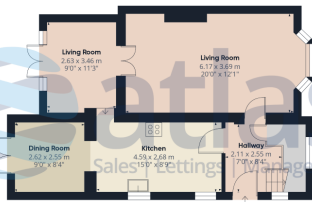


Back Garden

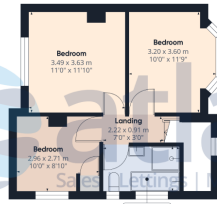


Back Garden

Floor Plans



Ground Floor



Floor 1

Approximate total area⁽¹⁾
95.94 m²
1034.98 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GSM/FE/SAO

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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.