

**Mossfield House 2 Thingwall Road, Liverpool , Merseyside L15 7JZ**  
**Offers over £167,500**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Duplex apartment situated on Ground and lower ground floors, set in a beautiful Grade II listed Victorian Mansion built in 1852. Briefly comprising Two double bedrooms, bathroom, with an open plan living/Dining area open to a fitted kitchen. Off road parking available for one car in a secure gated development.

Located close to popular area of Allerton Road (walking) and excellent access to M62 (4 min drive), city centre (18 mins drive to Liverpool One) and John Lennon airport (20 minute drive).

Communal Gardens set on 1 acre of land.

Close to amenities: Childwall Fiveways, Wavertree High Street, Allerton Road which between them offer a good selection of supermarkets, restaurants, pubs, bars, coffee shops, and gyms within walking distance. Of note, Wavertree Park and Sports Centre is walking distance which provides access to swimming, athletics and tennis centre.

We are advised on the figures below, yet to be confirmed;  
 125 Year Lease from 2003  
 Service charge £1620.00 pa  
 Ground rent (To be confirmed as never been demanded)

### Communal Entrance

Tiled floors, impressive staircase and beautiful Victorian sky light.

### Apartment Hallway

Wood laminate flooring, stairs to lower floor, ceiling lighting, central heating radiator, alarm panel

### Living / Dining Area

20'07" x 16'07" (6.27m x 5.05m)

High ceilings, six sash windows providing a dual aspect over the well-kept communal gardens, wood laminate floor, halogen ceiling lighting. Two radiators, Step up to;

### Fitted Kitchen

6'4" x 16'6" (1.95 x 5.05)

A range of wall, floor and drawer units, wood work surfaces, sink with mixer tap, integrated appliances include; fridge, freezer, washer/dryer, dishwasher, oven,hob and extractor, part tiled walls, radiator, original archway feature

### Stairs

Carpet Staircase leading down to lower level, with cupboard housing gas central heating boiler, space for under stairs storage

### Bedroom One

16'1" x 10'11" (4.92 x 3.35)

Two glazed sash wood windows, radiator, wood laminate floor, Large wardrobes running along one wall, door leading to private patio area

### Patio

Walled and paved enclosure which has a passage leading around the apartment to patio area two.

### Bathroom

White suite comprising a bath with shower over, wash hand basin, w.c., tiled floor and walls, extractor fan, heated chrome towel rail

### Bedroom Two

12'8" x 9'6" (3.88 x 2.92)

Radiator, wood laminate floor, french doorS leading to private patio area

### Patio area two

Walled and paved, private patio area

### Parking

Off road secure, allocated parking bay for one car accessed via electric gates

### Important Notes

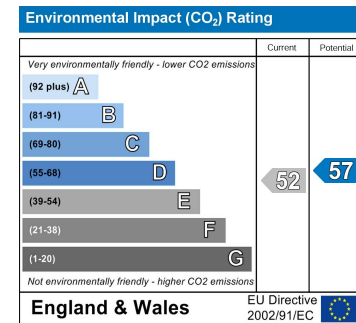
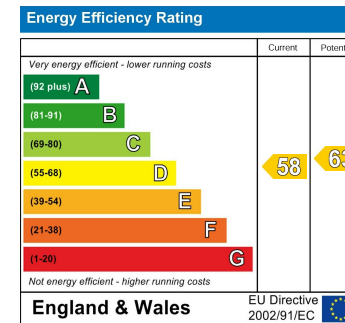
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4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances.
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