



**Mossfield House Thingwall Road, Liverpool , Merseyside L15 7JZ**  
**Asking price £165,000**

**bluerow**  
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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, one with en suite bathroom and dressing area, bathroom, open plan living/Dining area and separate 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 Per annum

**Communal Entrance**

Tiled floors, impressive staircase and beautiful Victorian sky light.

**Apartment Hallway**

Wood laminate flooring, carpeted stairs to lower floor, ceiling lighting, alarm panel, intercom handset. Door to small storage cupboard on lower level.

**Living/ Dining area**

High ceilings, sash windows, wood laminate floor, Two radiators, door to outdoor area

**Kitchen**

A range of wall, floor and drawer units, Stainless steel sink, integrated appliances include; fridge, freezer, washer/dryer, dishwasher, oven,hob and extractor, part tiled walls.

**Bedroom one**

Wood laminate flooring, 1 radiator, one door which opens to small outdoor space

**Bathroom**

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

**Master bedroom**

Radiator, wood laminate flooring .Door leading to dressing room

**En suite bathroom**

Tiled floor and walls, Heated towel rail, Shower tray with cubicle, white wall mounted sink and WC

**Dressing area**

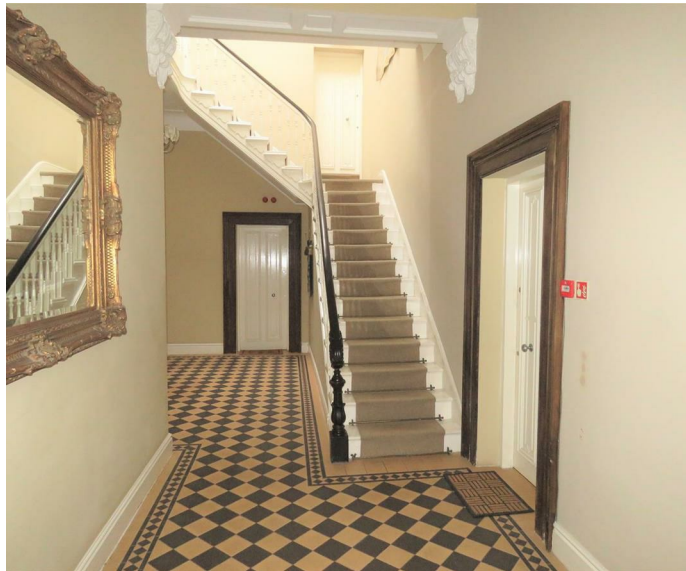
Wood laminate flooring, radiator

**Parking**

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

**Private Terrace**

Leading off from french door of living/ dining room,enclosed wrought iron fencing and gate, flagged.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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