



Moss Pits Lane, Wavertree
Liverpool

In Excess of **£395,000**



- Showstopping Three Bedroom Semi Detached Residence
- Prime Location In Favoured Residential Area Of Wavertree
- Extended & Finished To High Specifications Throughout
- Entrance Hall & Beautifully Presented Bay-Fronted Lounge
- Open Plan Kitchen/Dining/Living Area & Utility Room/WC
- Two Generous Double Bedrooms & Spacious Single Room
- Deluxe Contemporary Style Four-Piece Family Bathroom
- Neatly Maintained Rear Garden & Ample Off-Road Parking

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

Moss Pits Lane

Wavertree, Liverpool

Far surpassing all expectations is this showstopping three bedroom semi detached residence, located on Moss Pits Lane within the highly favoured residential area of Wavertree, L15. Having been substantially extended, this property offers expansive and versatile living proportions, which have been thoughtfully designed to meet the needs of modern living. Finished to the most exemplary specifications throughout, this promises to make an enviable future home for an extremely lucky family.

An elegant entrance hall greets you into the property, making a fabulous first impression and leading you through to a spacious and beautifully presented family lounge. Awash with natural light courtesy of a bay window and finished in a tasteful décor which complements the feature fireplace and plush carpeting, this presents a welcoming setting to relax and unwind. At the heart of the home is a sensational open plan kitchen, dining and living space which is certain to impress even the most discerning of buyers, boasting parquet style flooring, two sets of French doors providing access out to the garden, and skylights above illuminating the room in daylight. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances.



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The centre island incorporates a breakfast bar, offering the ideal spot for more casual dining, and with ample room to accommodate both a dining and sitting area, this presents the ultimate social setting, perfectly suited to enjoying quality family time and entertaining on a larger scale. Concluding the extensive ground floor is a well-equipped utility room/WC.

The outstanding quality continues to the first floor, where you will discover two generously sized double bedrooms and a well-proportioned single room, each finished to an impeccable standard and receiving plenty of natural light, with the master room further benefiting from a bay window. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this spectacular home is a luxurious four-piece family bathroom suite, featuring a claw-foot bathtub and chic patterned flooring.

Externally, the property is further enhanced by a delightful rear garden complete with a smartly flagged patio area which presents the ideal spot for al-fresco dining and entertaining during the warmer months. To the front, a sizable driveway provides ample off-road parking.







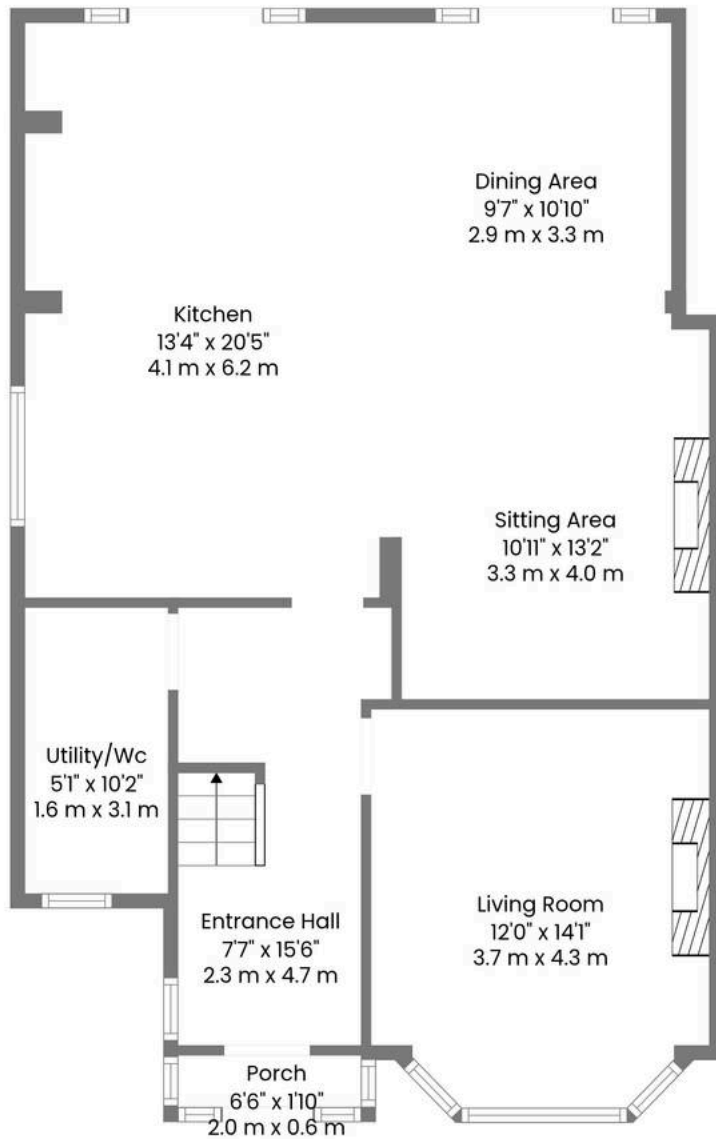




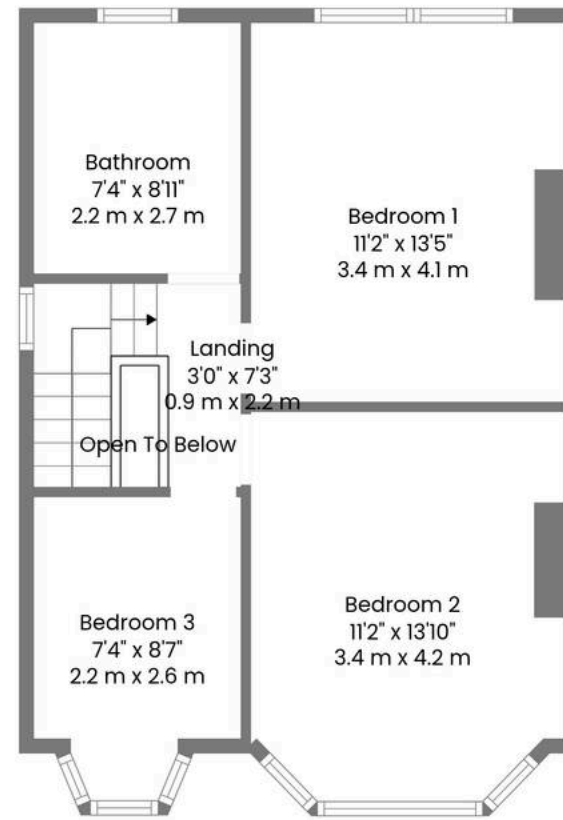








1st Floor



2nd Floor

TOTAL: 1351 sq. ft, 126 m2

1st floor: 859 sq. ft, 80 m2, 2nd floor: 492 sq. ft, 46 m2

EXCLUDED AREAS: PORCH: 12 sq. ft, 1 m2, OPEN TO BELOW: 6 sq. ft, 1 m2, BAY WINDOW: 9 sq. ft, 1 m2, WALLS: 96 sq. ft, 9 m2

