

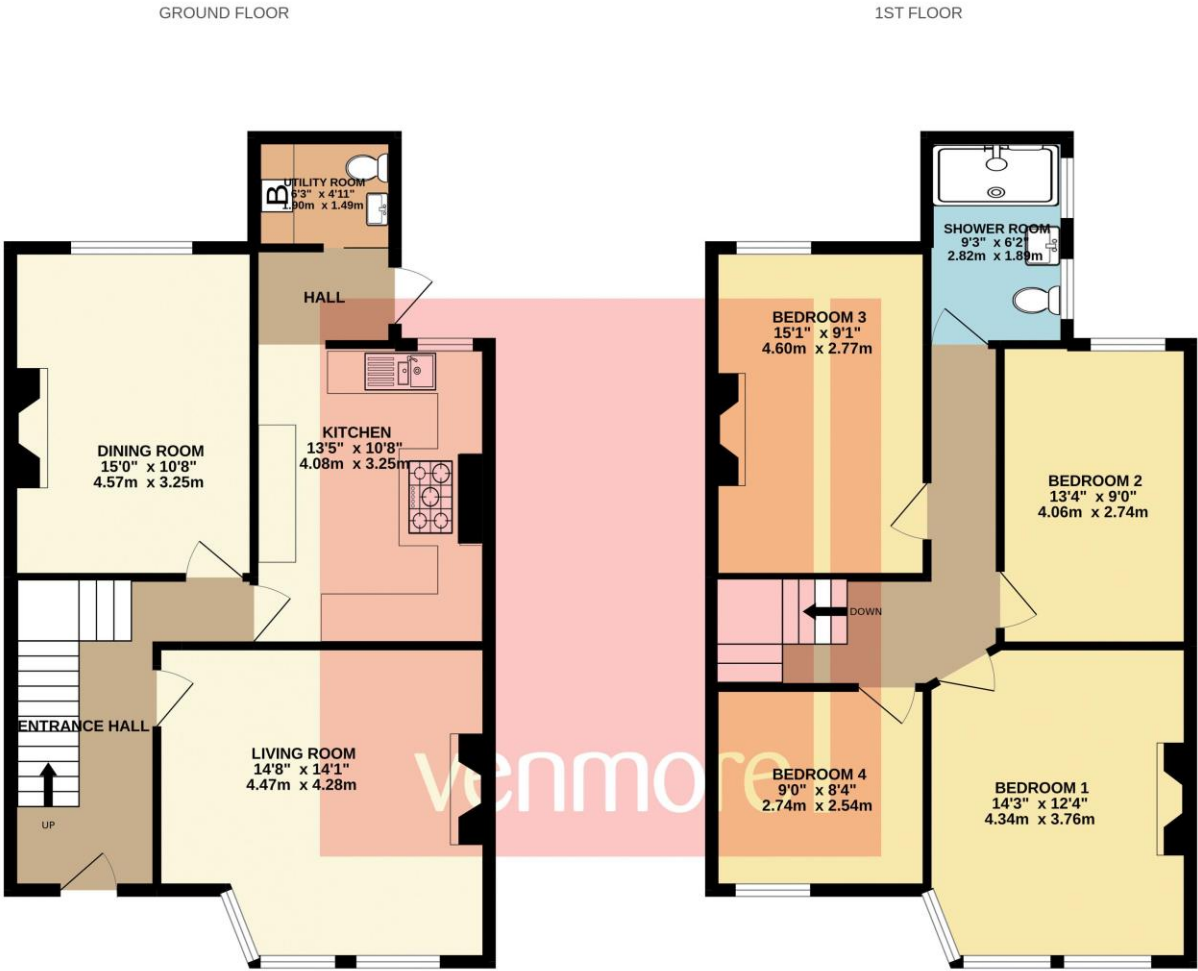
Explore the property...

EPC & Floor Plans



13 Templemore Avenue  
L18 8AH

Offers Over £290,000



Measurements are approximate. Not to scale. Illustrative purposes only  
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Tenure: Freehold



The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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rightmove



- Four bedroom mid terrace
- Sought after location
- Modern fitted kitchen

- Modern shower room
- Ideal for a variety of buyers
- Tenure freehold Council tax band D

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### About the property...

Looking for a generous terrace in the heart of Mossley Hill? This four bedroom mid terrace is brought to the sales market by Venmore Estate Agents. Set in the highly sought after suburb of Mossley Hill, the surrounding area boasts a fantastic variety of amenities making this an attracting proposition for a variety of buyers. A range of shops, cafes, bars and restaurants can be enjoyed nearby along Rose Lane, Allerton Road and Booker Avenue. The area also offers fantastic transport links via both road and rail with easy access to Mossley Hill Train Station and the M62/M57 motorway networks. This is an ideal buy for families given the fantastic schooling which is available in the area covering all age ranges. Laid out across two floors, the accommodation briefly comprises; space entrance hall with under stairs cloaks area, generous bay fronted living room with feature fire place, rear dining room overlooking the rear yard with feature fire place. The well presented fitted kitchen offers a real wow factor and boasts a gas hob, electric oven and integrated washing machine. Completing the ground floor accommodation is a rear utility room/Wc housing the combi boiler and offering ample space to house a washing machine and tumble dryer. Ascending to the first floor, the spacious landing gives access to four bedrooms and a modern shower room flooded in natural light via two double glazed windows. To the rear of the property is a well presented rear yard with mature borders, the ideal space for BBQ's. Further benefits to the property include gas central heating and double glazing. Be quick to arrange a viewing on this one!

### About the location...

Templemore Avenue is situated between Rose Lane and Brodie Avenue in the popular

