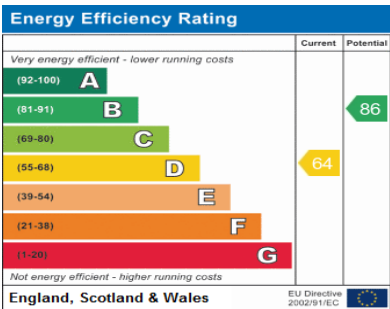
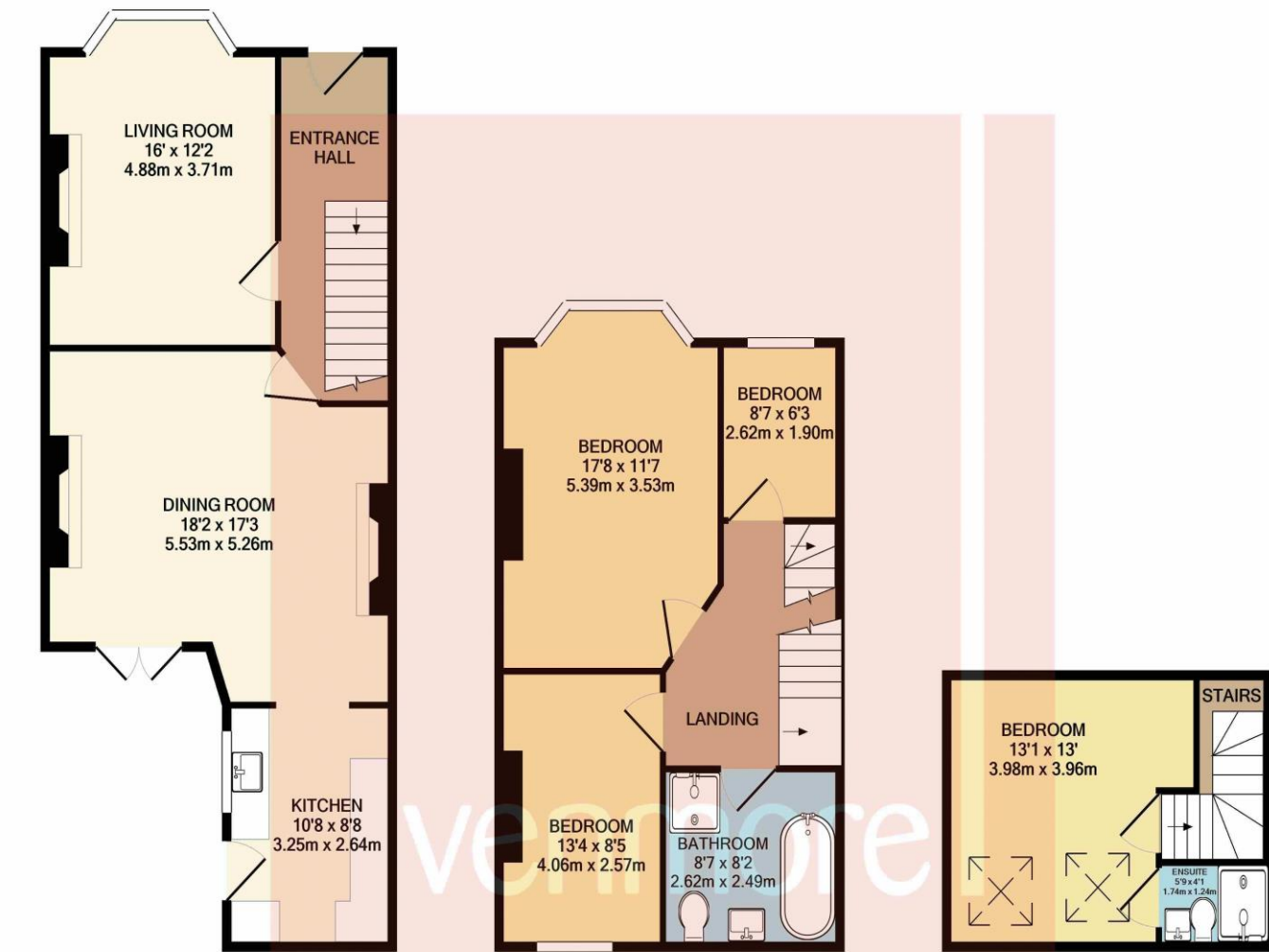


Explore the property...

EPC & Floor Plans



Address:  
Alresford Road



GROUND FLOOR

1ST FLOOR

2ND FLOOR

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.

Contact Venmores - Allerton  
Call - 0151 733 9000

Email - [allerton@venmores.co.uk](mailto:allerton@venmores.co.uk)

Visit - 8-10 Allerton Road Mossley Hill Merseyside

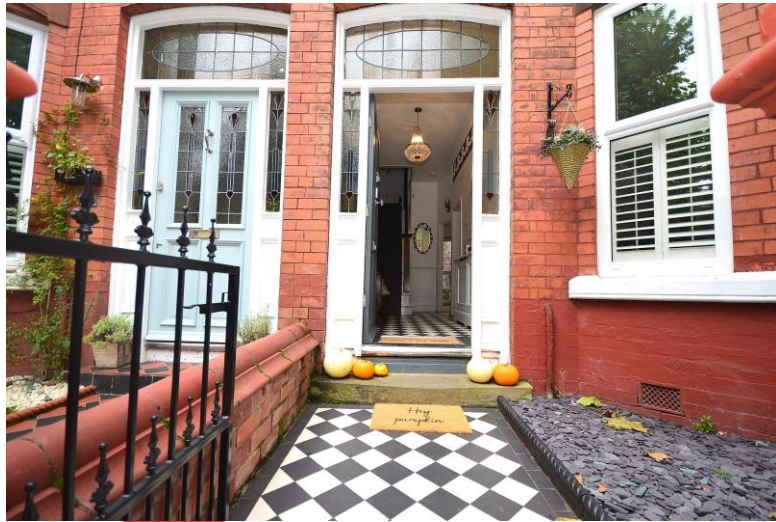
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- Excellent catchment for local schooling

- Master bedroom with en-suite shower room
- Original features throughout
- Viewing is strongly advised to appreciate the accommodation

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## About the property...

Venmore Estate Agents are extremely delighted to offer for sale a rare opportunity to purchase this beautifully presented mid terraced property, situated along the tree lined leafy Alresford Road. The immediate area is well served by an excellent range of amenities that includes Sefton Park, shops, bars, walks along Otterspool Promenade, convenient transport links into Liverpool city centre via Aigburth Train Station and access to some of Liverpool's most in demand schools. The property boasts a wealth of character and charm with a number of original features retained whilst combining more contemporary fittings. You are greeted by tiled flooring which is a feature that continues throughout entrance hallway, the living room is bathed in natural light from the walk in bay window which boasts plantation shutters and a tiled fireplace is the centrepiece to this beautiful room. We continue our journey into the open plan family diner, this stunning space has stripped flooring all the way through and a multi fuel stove with flume and would provide the perfect environment for entertaining family and friends alike. Completing the ground floor is the modern kitchen with a space for a range cooker. To the first floor, we have three excellent sized rooms and a fantastic four piece bathroom complete with a roll top bath. We move on to the second floor which hosts a further double bedroom complete with an en-suite shower room. Externally there is a large private rear yard complete with Indian flag stone and artificial turf. The property has undergone a large refurbishment over a number of years that includes a full rewire, new double glazing installation, underfloor heating in kitchen and the loft conversion has been fully signed off by building control and has the associated regulations. Viewing comes highly advised to appreciate the accommodation on offer.

## About the location...

Alresford Road is located just off Aigburth Road. Aigburth Train Station is a short distance from the property providing regular transport to Liverpool City Centre on the Northern Line. There are good local schools. Retail and shopping facilities can be found at the New Mersey Retail Park.

