

MOSSLEY MANSIONS



North Mossley Hill Road

Liverpool 18

Prices from: £225,000

All offers and acceptances subject to contract



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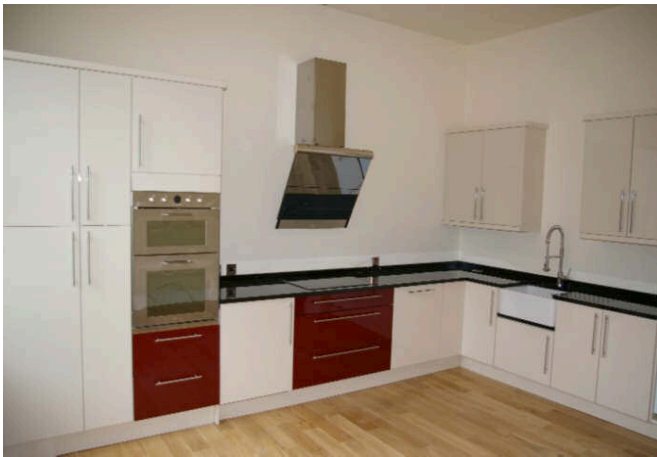
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THE PROPERTY

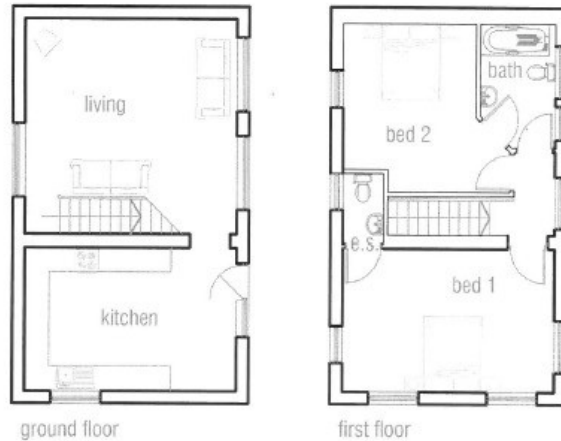
As Agents we are delighted to offer for sale this development of ten individual houses which have been created from a sympathetic refurbishment of this beautiful Victorian Villa. The suburban district surrounding this development is leafy and well established and is positioned on the fringe of Sefton Park. Electronically operated secure gates will allow access to the development and the grounds surrounding the properties will be landscaped to compliment the already existing mature trees. Within walking distance Rose Lane can be found which offers a vibrant selection of restaurants and wine bars, in addition to a varied range of local shopping facilities. For more comprehensive shopping, Allerton Road is situated close by which offers both superstore and local shopping in addition to a further selection of fine restaurants and bistros. Comprehensive local road links surround the property and bring further areas of Liverpool to within easy reach, this is further complimented by strong rail links available via Mossley Hill Railway Station which brings Liverpool city centre to within easy reach.

The developer has created a blend of modern contemporary features which compliment the already existing original features. This blend creates an enviable lifestyle for any would be purchasers.

Each house is well proportioned and offers accommodation over a number of floors. Within this brochure we have detailed the approximate size of each house along with room dimensions and key features to each house. A full specification list is also attached providing a comprehensive breakdown of the features the developer has to offer.

Sefton Park is within walking distance and offers excellent recreation ground and open space in addition to excellent attractions such as the Boating Lake and Palm House. Alternatively the historic Sudley Gardens is close by along with Calderstones Park with its Botanic Gardens.

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dwelling 1

GROUND FLOOR:

KITCHEN & DINING ROOM:

5.34m (17ft 6in) x 2.67m (8ft 9in)

LIVING ROOM:

5.4m (17ft 9in) x 5.25m (17ft 3in)

FIRST FLOOR:

LANDING:

1.89m (6ft 2in) x 0.87m (2ft 10in)

BEDROOM 1:

5.36m (17ft 7in) x 2.72m (8ft 11in)

EN-SUITE:

1.73m (5ft 8in) x 1.06m (3ft 6in)

BEDROOM 2:

4.44m (14ft 7in) x 3.21 (10ft 6in)

JACK 'N' JILL BATHROOM:

3.37m (11ft 1in) x 1.9m (6ft 3in)
serving bedroom 2

A bright and comfortable apartment with accommodation over two floors.

Mossley Mansions, Liverpool 18



dwelling 2

GROUND FLOOR:

ENTRANCE HALL:

4.18m (13ft 9in) x 0.86m (2ft 10in)

WC:

1.91m (6ft 3in) x 1.38m (4ft 6in)

LIVING ROOM:

8.04m (26ft 3in) x 5.15m (16ft 11in)

DINING ROOM:

5.54m (18ft 2in) x 2.14m (7ft 0in)

KITCHEN:

4.24m (13ft 11in) x 2.57m (8ft 5in)

UTILITY ROOM:

2.68m (8ft 10in) x 1.88m (6ft 2in)

FIRST FLOOR:

LANDING:

2.86m (9ft 5in) x 3.7m (1ft 8in) plus 2.73m (8ft 11in) x 0.86m (2ft 10in)

BEDROOM 1:

5.14m (16ft 10in) x 3.38m (11ft 1in)

EN-SUITE:

1.88m (6ft 2in) x 1.33m (4ft 4in)

BEDROOM 2:

4.53m (14ft 10in) x 3.42 (11ft 3in)

BEDROOM 3:

3.28m (10ft 9in) x 1.88m (6ft 2in) plus 1.4m (4ft 7in) x 1.81m (5ft 11in)

SHOWER ROOM:

3.28m (10ft 9in) x 1.55m (5ft 1in)
being of Jack and Jill design and serving
bedroom two

STUDY/OFFICE

3.26m (10ft 8in) x 1.51m (4ft 11in)

A spacious and well laid out apartment ideal for the young professional

Mossley Mansions, Liverpool 18



dwelling 3

GROUND FLOOR:

ENTRANCE:

LIVING ROOM:

6.47m (21ft 3in) x 5.02m (16ft 6in)

KITCHEN & DINING ROOM

5.0m (16ft 5in) x 3.1m (10ft 2in)

UTILITY ROOM:

2.67m (8ft 9in) x 1.51m (4ft 11in)

INNER HALLWAY:

2.65m (8ft 8in) x 1.36m (4ft 6in)

WC:

2.3m (7ft 7in) x 1.68m (5ft 6in)

FIRST FLOOR:

LANDING:

2.86m (9ft 5in) x 1.0m (3ft 3in)

BEDROOM 1:

4.88m (16ft 0in) x 3.17m (10ft 5in)

EN-SUITE:

2.91m (9ft 7in) x 2.2m (7ft 3in)

BEDROOM 2:

3.8m (12ft 6in) x 3.21 (10ft 6in)

BEDROOM 3:

3.4m (11ft 2in) x 2.78m (9ft 1in)

JACK 'N' JILL BATHROOM:

3.96m (13ft 0in) x 2.08m (6ft 10in)
serving bedroom two

*With spacious bright accommodation over two floors,
stylish kitchen and bathroom fittings add to this apartment.*

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GROUND FLOOR:

ENTRANCE HALL:

3.24m (10ft 8in) x 1.28m (4ft 2in)

WC:

2.49m (8ft 2in) x 1.95m (6ft 5in)

LIVING ROOM:

7.9m (25ft 11in) x 5.10m (16ft 9in)

DINING ROOM:

5.41m (17ft 9in) x 4.68m (15ft 11in)

KITCHEN:

5.21m (17ft 1in) x 3.19m (10ft 6in)

UTILITY ROOM:

2.59m (8ft 6in) x 2.49m (8ft 2in)

FIRST FLOOR:

LANDING:

2.23m (7ft 4in) x 0.92m (3ft 0in)

BEDROOM 1:

4.55 (14ft 11in) x 3.41m (11ft 2in)

EN-SUITE:

3.06m (10ft 0in) x 2.06m (6ft 9in)

BEDROOM 2:

4.59m (15ft 1in) x 3.01m (9ft 11in)
plus door recess

EN-SUITE:

3.43m (11ft 3in) x 1.83m (6ft 0in)

BEDROOM 3:

3.38m (11ft 1in) x 3.18m (10ft 5in)

EN-SUITE:

2.36m (7ft 9in) x 2.03m (6ft 8in)

Internally the standard of accommodation is excellent.

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dwelling 6

GROUND FLOOR:

ENTRANCE HALL:

4.32m (14ft 2in) x 0.96m (3ft 2in)

WC:

3.37m (11ft 1in) x 1.43m (4ft 8in)

LIVING ROOM:

5.59m (18ft 4in) x 4.37m (14ft 4in)

KITCHEN:

3.82m (12ft 6in) x 3.07m (10ft 1in)

DINING ROOM:

3.98m (13ft 1in) x 1.94m (6ft 4in)

FIRST FLOOR, LANDING:

2.49m (8ft 2in) x 1.29m (4ft 3in)

BEDROOM 1:

5.15m (16ft 11in) x 3.44m (11ft 3in)
plus 2.53m (8ft 4in) x 2.04m (6ft 8in)

EN-SUITE:

2.97m (9ft 9in) x 1.9m (6ft 3in)

BEDROOM 2:

3.56m (11ft 8in) x 3.10m (10ft 2in)

EN-SUITE:

2.78m (9ft 1in) x 1.95m (6ft 5in)

DRESSING ROOM:

2.01m (6ft 7in) x 1.97m (6ft 6in)

BEDROOM 2:

3.56m (11ft 8in) x 3.10m (10ft 2in)

SECOND FLOOR, HALF LANDING:

LANDING:

2.49m (8ft 2in) x 1.31m (4ft 4in)

BEDROOM 3:

5.16m (16ft 11in) x 3.43m (11ft 3in)
plus 2.59m (8ft 6in) x 2.08m (6ft 10in)

EN-SUITE:

2.92m (9ft 7in) x 1.9m (6ft 3in)

BEDROOM 4:

3.56m (11ft 8in) x 3.11m (10ft 2in)

DRESSING ROOM:

2.06m (6ft 9in) x 1.95m (6ft 5in)

EN-SUITE:

2.75m (9ft 10in) x 2.02m (6ft 8in)

With three levels of accommodation to reside within the property must be viewed to fully appreciate.

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GROUND FLOOR:

ENTRANCE HALL:

2.33m (7ft 8in) x 2.02m (6ft 8in)

WC:

2.96m (9ft 9in) x 2.88m (9ft 5in)

KITCHEN & DINING ROOM:

5.65m (18ft 6in) x 4.62m (15ft 2in)

LIVING ROOM:

6.9m (22ft 8in) x 6.56m (21ft 6in)

FIRST FLOOR:

LANDING:

1.88m (6ft 2in) x 0.9m (2ft 11in) plus 1.38m (4ft 6in) x 1.01m (3ft 6in)

BEDROOM 1:

5.61 (18ft 5in) x 4.64m (15ft 3in)

EN-SUITE:

3.9m (12ft 10in) x 2.16m (7ft 1in)

SECOND FLOOR:

LANDING:

1.89m (6ft 2in) x 0.88m (2ft 11in) plus x 3.21m (10ft 6in) x 1.0m (3ft 3in)

BEDROOM 2:

3.53m (11ft 7in) x 3.13m (10ft 3in)

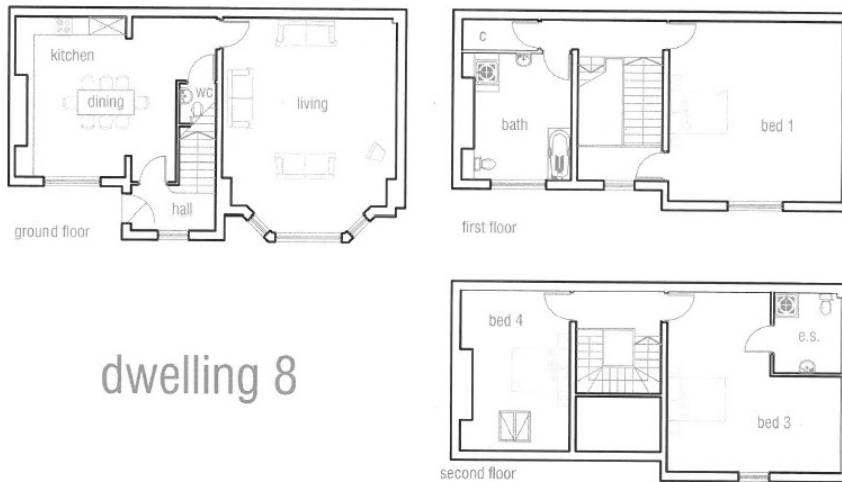
BEDROOM 3:

4.64m (15ft 3in) x 2.34m (7ft 8in)

BATHROOM:

3.95m (13ft 0in) x 2.18m (7ft 2in)

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GROUND FLOOR:

ENTRANCE HALL:

2.16m (7ft 1in) x 1.97m (6ft 6in)

KITCHEN & DINING ROOM

4.63m (15ft 2in) x 4.56m (15ft 0in)

WC:

1.62m (5ft 4in) x 1.22m (4ft 0in)

LIVING ROOM:

6.96m (22ft 10in) x 5.12m (16ft 10in)

FIRST FLOOR:

LANDING:

3.34m (10ft 11in) x 1.10m (3ft 7in)

STORAGE ROOM:

2.76m (9ft 1in) x 1.13m (3ft 8in)

BEDROOM 1:

5.13m (16ft 10in) x 4.98m (16ft 4in)

GALLERY:

2.36m (7ft 9in) x 1.6m (5ft 3in)

BATHROOM:

3.37m (11ft 1in) x 3.13m (10ft 3in)

SECOND FLOOR, LANDING:

1.27m (4ft 2in) x 1.1m (3ft 7in)

BEDROOM 2:

5.03m (16ft 6in) x 4.65m (15ft 3in) overall & including en-suite

EN-SUITE:

BEDROOM 3:

4.55m (14ft 11in) x 4.28m (14ft 1in)

Many original features have been retained which are further complimented by modern and contemporary fittings.

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GROUND FLOOR:

DRAWING ROOM:

8.98m (29ft 6in) x 5.13m (16ft 10)

KITCHEN & DINING ROOM:

7.29m (23ft 11in) x 5.14m (16ft 10in)

UTILITY ROOM:

2.54m (8ft 4in) x 1.74m (5ft 9in)
plus 2.76m (9ft 1in) x 1.37m (4ft 6in)

ATRIUM HALLWAY:

7.94m (26ft 1in) x 2.63m (8ft 8in)

WC:

1.75m (5ft 9in) x 1.51m (4ft 11in)

HALF LANDING:

With stunning full height window

FIRST FLOOR, LANDING:

4.31m (14ft 2in) x 1.75m (5ft 9in)

BEDROOM 1:

6.77m (22ft 3in) x 5.1m (16ft 9in)

EN-SUITE:

4.34m (14ft 3in) x 2.78m (9ft 1in)

WALK IN WARDROBE:

2.31m (7ft 7in) x 1.43m (4ft 8in)

MASTER BEDROOM 2:

8.79m (28ft 10in) x 5.13m (16ft 10in)
including en-suite

EN-SUITE:

SECOND FLOOR:

4.56m (15ft 0in) x 1.49m (4ft 11in)

GALLERIED HALF LANDING:

LANDING:

4.56m (15ft 0in) x 1.49m (4ft 11in)

BATHROOM:

3.54m (11ft 7in) x 2.84m (9ft 4in)

BEDROOM 3:

7.12m (23ft 4in) x 4.62m (15ft 2in)

EN-SUITE WC:

2.57m (8ft 5in) x 1.42m (4ft 8in)

BEDROOM 4:

4.76m (15ft 7in) x 3.2m (10ft 6in)

BEDROOM 5:

2.5m (20ft 6in) x 3.46m (11ft 4in)

The grandest property in the development offers spacious accommodation throughout in addition to a stunning atrium staircase and stylish kitchen and sanitary ware

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dwelling 10

GROUND FLOOR:

ENTRANCE HALL:

3.49m (11ft 5in) x 1.48 (4ft 10in)

LIVING ROOM:

6.85m (22ft 6in) x 6.54m (21ft 5in)

KITCHEN & DINING ROOM

7.02m (23ft 0in) x 6.04m (19ft 10in)

JACK 'N' JILL BATHROOM:

2.59m (8ft 6in) x 2.51m (8ft 3in)
to bedroom 1

BEDROOM 1:

5.1m (16ft 9in) x 3.46m (11ft 4in)

DRESSING ROOM:

2.65m (8ft 8in) x 2.54m (8ft 4in)

MEZZANINE LEVEL:

5.43m (17ft 10in) x 8.8m (8ft 8in)

MASTER BEDROOM:

5.16m (16ft 11in) x 3.5m (11ft 6in)

A well designed property offering modern accommodation with a hint of character and charm.

Mossley Mansions, Liverpool 18

Specification List

General

- Sympathetic refurbishment of an outstanding Victorian Villa and additional buildings situated in extensive and mature grounds, located on the fringe of Sefton Park
- New Spring loaded double glazed K glass specification sliding sash windows fitted with draught excluders
- Gas central heating with individual thermostatic radiator valves and hot water via combination boiler
- Solid oak hardwood flooring to ground floor rooms
- All internal doors are half hour fire resistant in a six panel Colonial style with chrome furniture
- Plasma style Dimplex SP9 Expressions remote controlled electric fire in living rooms of selected houses
- Dividing walls insulated to comply with current building Regulations to reduce any airbourne sound transfer
- Classically designed raised edge polished chrome light switches, switches and sockets in all rooms
- Telephone points and TV sockets to living rooms and all bedrooms

Kitchens

- Contemporary and outstanding fully fitted continental style kitchens in a high gloss cream with contrasting burgundy for the 'Reflections' series designed and installed by John Lloyd's Kitchens
- Polished black granite work surfaces with upstands and pop-up sockets
- White Belfast ceramic sink with chrome mixer taps to compliment
- All electrical integrated appliances by 'Smeg'
- Black frameless touch control induction hob Linear angled hob extractor with four speed fan in stainless steel
- Fully integrated dishwasher, washer/dryer, fridge freezer and stainless steel double function oven in tall oven housing unit
- Mains powered heat detector
- Chrome tilting lights to ceiling filled with energy saving bulbs

Bathrooms

- IP65 rated chrome down lighting filled with energy saving bulbs
- High quality white sanitary ware with chrome fittings in contemporary designs
- 'Atlas' showers featuring walk-in offset quadrant and rectangular enclosures
- Stainless steel shower columns thermostatically controlled with adjustable body sprays and hand held spray
- Raised edge polished chrome slope edge shaver socket with dual outlet 110/240V
- Heated chrome towel rail
- Extractor fan
- Lava black porcelain floor tiles and Liberty white ceramic wall tiles

Security

- Mains powered smoke detectors with battery back up
- External security lighting
- Burglar alarm

External

- Secure access via electronic gates to front and side of the property
- Secure parking spaces for each property
- Mature trees and garden to front of the property
- Private landscaped large communal garden to rear of the property
- Cycle storage at rear of the property
- Enclosed refuse storage area

Mossley Mansions, Liverpool 18

Price List

<u>Property</u>	<u>Accommodation</u>	<u>Sq Ft</u>	<u>Price</u>
1	2 beds	1007	£225,000
2	3 beds	1657	RESERVED
3	3 beds	1308	£260,000
4	3 beds	1452	SOLD
5	3 beds	1808	£345,000
6	4 beds	2033	£375,000
7	3 beds	1826	£355,000
8	3 beds	2334	£399,950
9	5 beds	3945	£550,000
10	2 beds	2240	£395,000

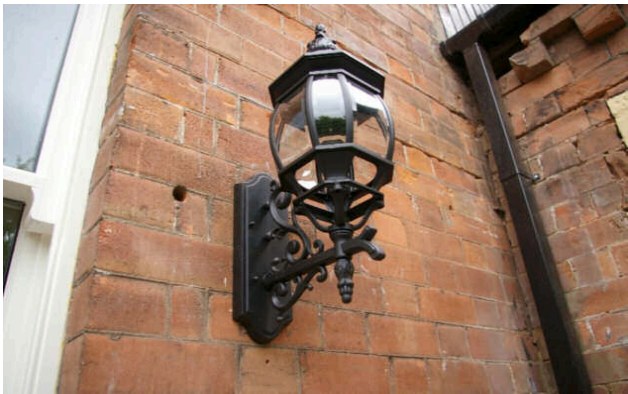
Tenure

- To be confirmed

We would emphasize that whilst the details, plans and specifications contained in this brochure were produced with all due care, they are issued for guidance purposes only and do not form part of any contract.

They are strictly preliminary and produced to give prospective purchasers some idea of the proposed development. A final brochure may be available in due course. The Developer reserves the right to alter or amend the specification without notice at any time. Room dimensions have been scaled off architect; drawings and are only approximate.

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Dwelling 8, internal photographs

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Selection of sanitary ware

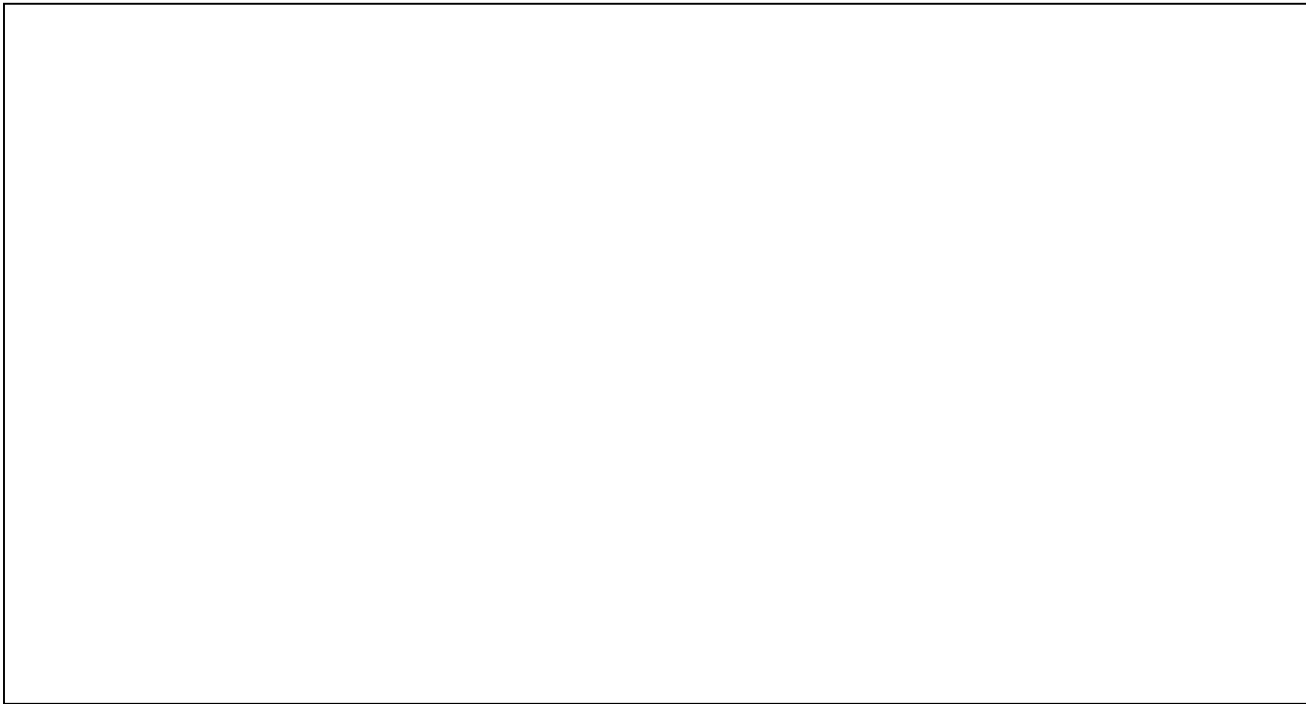
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Mossley Mansions, Liverpool 18



*Selection of photographs within this brochure are for general illustration purposes only
and are set out to provide you of the specification of this development*



Services

Where applicable, we have not tested the mains services, central heating system or other appliances. Purchasers should therefore carry out their own checks.

Structural Alterations

Where improvement works have been carried out to a property, the purchaser should make their own enquiries to verify that planning consent and/or building regulations approval were obtained where necessary.

Viewings

By appointment with Allerton office. Open 7 days.

Purchasing Procedure

If you wish to make an offer on this property, please contact the office dealing with the sale. You would be well advised to do this before contacting your Bank, Building Society or Solicitor. Any delay may result in the property being sold elsewhere. Should your interest in this property be subject to the sale of your own home, then we shall be pleased to arrange for a free verbal valuation for you without obligation.

Surveying Services

Sutton Kersh also offer a full survey service through our professional staff. If you are considering the purchase of a property through another agent (or via private sale) and require a survey, we would be pleased to advise and quote a fixed inclusive fee.

We offer Valuation Reports, Homebuyers Reports and full Building Surveys depending upon requirements and are on the approved valuation panels of a majority of High Street Banks and Building Societies. Please ask for Janet Quine at our Survey Department, 2 Cotton Street, LIVERPOOL, L3 7DY or telephone on 0151 207 9966 30.7.08



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