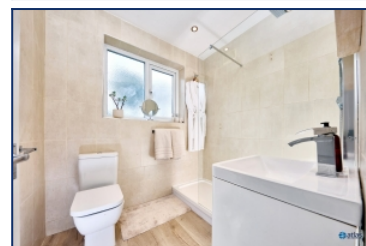
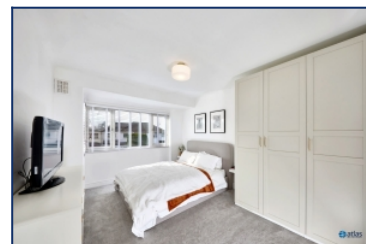


## Rosemont Road, Aigburth, L17



**For Sale - £499,950 Offers Over**

### Key Features

- 4 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Spacious Open-plan Living, Dining, and Kitchen Area
- Stylish Modern Kitchen with High-quality Integrated Appliances
- Convenient Utility Room for Additional Storage and Laundry
- Versatile Front Reception Room Offering Extra Living Space
- Three Generously Sized Double Bedrooms
- Fourth Bedroom Currently Used as a Home Office
- Two Well-appointed Bathrooms, One with a Walk-in Shower and One with a Bath
- Expansive, Well-maintained Garden Perfect for Outdoor Living
- Private Driveway Providing Ample Off-road Parking
- Beautifully Presented Home in Superb Location L17

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,231 square feet / 114 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating

### Description

A Beautifully Presented Four-Bedroom Home in the Heart of Aigburth

Brought to the market by Atlas Estate Agents, this stunning four-bedroom semi-detached home on the sought-after Rosemont Road, L17, offers the perfect blend of modern living and classic charm. Thoughtfully designed with spacious, light-filled interiors, this property provides an exceptional opportunity for families and professionals alike.

The beautifully open-plan living, dining, and kitchen area serves as the true heart of the home. The stylish modern kitchen boasts high-quality integrated appliances, sleek cabinetry, and ample workspace, making it an ideal space for cooking and entertaining. A separate utility room adds convenience with additional storage and laundry facilities.

To the front of the property, a versatile reception room offers an additional living space, perfect as a cosy lounge, playroom, or formal sitting area.

Upstairs, you'll find three generously sized double bedrooms, each tastefully decorated to provide a relaxing retreat. The fourth bedroom, currently used as a home office, offers flexibility for remote working or guest accommodation. Two well-appointed bathrooms complete the upper floor—one featuring a walk-



in shower and the other a luxurious bath, catering to all preferences.

Outside, the expansive and well-maintained garden is a true highlight, offering the perfect setting for outdoor dining, relaxation, and family activities. A private driveway provides ample off-road parking, ensuring convenience and security.

Situated in the desirable L17 postcode, this beautifully presented home is ideally located close to excellent schools, vibrant local amenities, and the picturesque Sefton Park.

An exceptional property in a prime location—early viewing is highly recommended.

Additional Images



Entrance



Hallway



Hallway



Lounge



Lounge



Reception Room



Reception Room



Reception Room



Reception Room



Dining Area



Kitchen



Utility Room



Landing



Bedroom Two

Bedroom One



Bedroom Three

Bedroom Two



Bedroom Three



Bedroom Four/Office



Bathroom



Garden



Garden

## Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.