

## Rosedale Road, Allerton, L18



**For Sale - £325,000**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Stunning Family Home in a Highly Sought-After L18 Location
- Stylish Open-Plan Living Area with Sliding Doors for Flexible Layout
- Bi-Fold Doors Opening from Second Reception Room Onto the Garden
- Contemporary Fitted Kitchen with Modern Appliances
- Two Spacious Double Bedrooms
- Adaptable Third Bedroom Ideal for Office, Nursery or Guest Room
- Sleek Modern Bathroom Featuring Bath with Overhead Shower
- Two Separate Outdoor Buildings - One Utilised as a Utility Room, the Other as a Bar
- Low-Maintenance Rear Garden, Perfect for Entertaining
- Excellent Selection of Local Restaurants, Shops and Bars on Allerton Road, Rose Lane and Aigburth Road

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 941 square feet / 87 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

A Contemporary Gem in the Heart of Allerton - Rosedale Road, L18

Brought to the market by Atlas Estate Agents, this stunning semi-detached home offers an irresistible blend of style, space and sophistication - all perfectly placed on the ever-popular Rosedale Road in Allerton, L18.

Beautifully presented throughout, the accommodation is arranged over two floors and has been thoughtfully designed to meet the demands of modern family life. Upon entering, you're welcomed into a light-filled hallway that leads to a stylish open-plan living area, where sliding doors offer a flexible layout—ideal for entertaining or cosy family evenings.

A second reception room boasts bi-fold doors that seamlessly open onto the low-maintenance rear garden, creating the perfect setting for summer barbecues or relaxed weekend lounging. Adjacent, the contemporary fitted kitchen is well-equipped with modern appliances and sleek cabinetry, ideal for home cooks and busy households alike.

Upstairs, you'll find two generously sized double bedrooms, each offering ample space and comfort, while the third bedroom provides the versatility to be used as a home office, nursery, or guest room depending on your needs. A modern bathroom, complete with a bath and overhead shower, adds a touch of luxury to the upper floor.

Outside, the garden continues to impress with two separate outbuildings—one thoughtfully fitted out as a utility room, the other transformed into a garden bar, just waiting to host your next gathering.

Allerton's vibrant café culture and amenities are just a short stroll away, with Allerton Road, Rose Lane and Aigburth Road offering a diverse selection of restaurants, independent shops and lively bars.

Whether you're upsizing, relocating or simply searching for something special in one of Liverpool's most sought-after postcodes, this beautifully curated family home is a rare find.

Viewing is highly recommended.

## Additional Images



Versatile Outdoor Space



Lounge



Reception Room



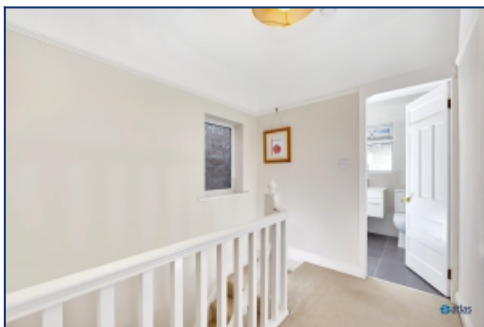
Reception Room



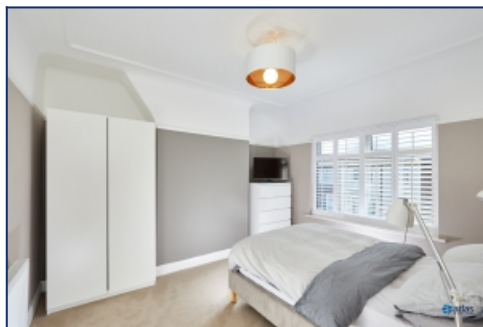
Kitchen



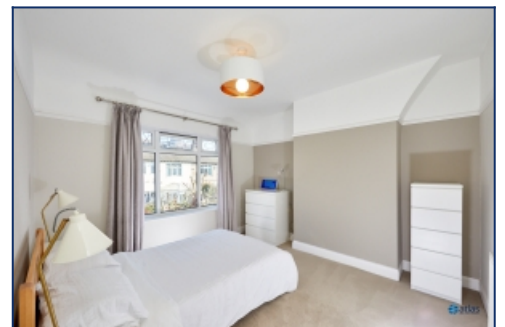
Kitchen



Landing



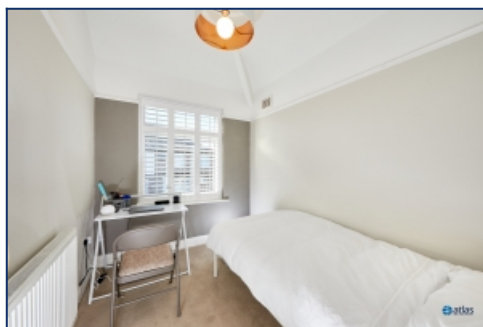
Bedroom



Bedroom



Bedroom



Bedroom



Garden



Outdoor Utility Space

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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