

## Rudston Road, Childwall, L16



**For Sale - £270,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Desirable L16 Postcode in a Popular Residential Area
- Sold with No Onward Chain
- Superb Potential for Modernisation and Making Your Own Mark
- Generously Proportioned and Naturally Bright Living Spaces
- Well-Sized Kitchen Offering Ample Scope for Renovation
- Two Spacious Double Bedrooms Plus a Flexible Third Bedroom or Study
- Family-Sized Bathroom with Room for Contemporary Upgrades
- Large Rear Garden with Mature Trees Providing Privacy and Charm
- Attached Garage and Driveway Offering Secure Parking and Additional Storage
- Conveniently Located Close to Outstanding Schools, Local Shops, and Excellent Transport Links

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 1,041 square feet / 97 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £4 per annum
- Parking: Off Street, Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1930 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2928 (approx)
- Lease Term Remaining: 902 year(s) (approx)
- Service Charge: None
- Ground Rent: £4 per annum

### Description

Brought to the market by Atlas Estate Agents and nestled in the ever-popular L16 postcode, this three-bedroom semi-detached home on Rudston Road presents a superb opportunity to create the family home you've always envisioned.

Lovingly held in the same family for approximately 50 years, this cherished home is now ready for its next chapter.

Set across two well-proportioned floors, the property boasts a generous internal layout brimming with natural light and endless potential. It begins with two inviting reception rooms—ideal for family gatherings, formal dining, or transforming into a cosy retreat.

The well-sized kitchen offers an exciting blank canvas for renovation, providing ample space to design a modern culinary hub tailored to your lifestyle. Upstairs, you'll find two spacious double bedrooms, perfect for restful nights, and a versatile third bedroom—ideal as a nursery, home office or guest room. The family-sized bathroom is ready for contemporary upgrades, with enough space to create a stylish and functional suite.

Outside, the large rear garden offers a peaceful sanctuary, framed by mature trees that ensure both privacy and charm—the perfect backdrop for summer entertaining or quiet morning coffees. An attached garage and private driveway add further appeal, offering secure parking and useful storage options.

This home is offered with no onward chain, making it ideal for buyers looking for a smooth and speedy move. Located in a sought-after residential area, you'll benefit from excellent local amenities, including outstanding schools, convenient shops, and fantastic transport links, making commuting or day-to-day errands a breeze.

With superb potential for modernisation and a rich family history behind it, this Rudston Road gem is ready for someone to make their mark and create something truly special. Don't miss your chance to unlock its full promise—contact Atlas Estate Agents today to arrange your viewing.

## Additional Images



Garden



Hallway



Lounge



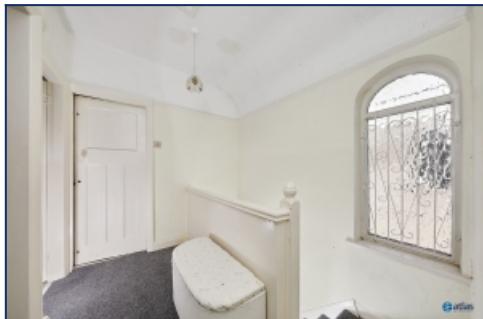
Reception Room



Dining Area



Kitchen



Landing



Bedroom



Bedroom



Garden

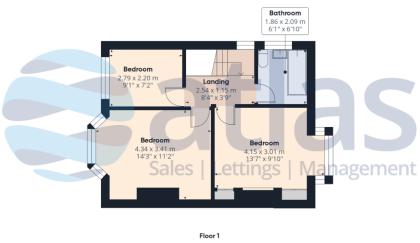


Garden

## Floor Plans



Approximate total area<sup>(1)</sup>  
96.8 m<sup>2</sup>  
1041 ft<sup>2</sup>



(1) Excluding balconies and terraces  
Calculations reference to RICS Code of Practice  
© Calculated Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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