

## Rudston Road, Childwall, L16



**For Sale - £360,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Situated in the Highly Sought-After L16 Area of Childwall
- Spacious Open-Plan Living Area
- Underfloor Heating to the Ground Floor
- Stylish and Contemporary Kitchen
- Two Generously Sized Double Bedrooms Plus a Versatile Third Bedroom
- Modern and Well-Presented Bathroom
- Large, Well-Maintained Rear Garden
- Private Driveway Providing Off-Road Parking
- Within Walking Distance of Broad Green Station
- Loft Space Currently Utilised as a Home Office

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 986 square feet / 92 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Under Floor Heating, Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Description

Brought to the market by Atlas Estate Agents, this impressive semi-detached house on Rudston Road offers a superb family home in the highly sought-after L16 area of Childwall. Arranged over two floors, the accommodation is thoughtfully designed to combine contemporary style with practical living.

The ground floor boasts a spacious open-plan living area, complete with underfloor heating, creating a welcoming and comfortable environment all year round. At its heart, the stylish kitchen provides a modern space for cooking and entertaining, while two generously sized reception rooms offer versatile living options.

Upstairs, the property features two large double bedrooms alongside a versatile third bedroom, ideal for a nursery, guest room, or study. The modern, well-presented bathroom complements the accommodation, and the loft space is currently utilised as a home office, offering further flexible living potential.

Outside, the large, well-maintained rear garden provides a private retreat, while a driveway to the front ensures convenient off-road parking. Perfectly positioned within walking distance of Broad Green Station and surrounded by local amenities, this home combines comfort, style, and practicality in one highly desirable package.



Additional Images



Bedroom



Living Area



Dining Room



Kitchen



Bedroom



Bedroom



Garden



Garden



Garden



Garden



Garden



Garden



Garden



Lounge



Lounge



Living Area



Dining Area



Kitchen



Bedroom

## Floor Plans



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