

Rosemont Road , Aigburth, L17



For Sale - £318,000

Key Features

- 4 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: D67
- No Chain - Ready to Buy!
- Local Shops and Amenities
- Driveway Parking
- Sought After South Liverpool Location
- En Suite Bathroom
- Surrounded by Quality Local Schools
- Back Garden with Lawn & Patio Area
- Double Glazing & Gas Central Heating
- Served by Excellent Transport Links
- Early Viewing Advised!

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, CCTV
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 3
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

Description

A well presented extended 4 bedroom semi detached house benefiting from off street car parking and a good size back garden

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent road, rail and bus links to Liverpool city centre.

The property briefly comprises of; to the ground floor there is a porch leading through into the hallway, front living room, rear dining room and sitting room (currently used as a study) and an extended kitchen. To the first floor a split level landing offers access into four well proportioned bedrooms with en-suite facilities to one of the bedrooms and a generous family bathroom. Other benefits to the property is that it is fully double glazed and gas centrally heated. Externally there is a block paved driveway providing ample off road parking and to the rear there is a large garden.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Room Details

Porch

2.58 x 1.04 metres (8' 6" x 3' 5")

Fitted with a double glazed UPVC door to the front and corresponding windows with lead light transom windows above, wood effect laminate flooring and spotlighting.

Hall

4.07 x 1.80 metres (13' 5" x 5' 11")

Fitted with a double glazed lead light door and corresponding window to the front, central heating radiator, wood effect laminate flooring, built-in meter cupboards, spindled staircase rising on the right hand side with understairs storage and coved ceiling.

Living Room

3.84 x 3.47 metres (12' 8" x 11' 5")

An attractive formal lounge boasts a double glazed half bay window to the front with lead light transom windows above, central heating radiator, wood effect laminate flooring and coved ceiling.

Dining Room

3.81 x 3.16 metres (12' 6" x 10' 5")

Fitted with a double glazed patio door set an corresponding windows to the rear offering views and access into the rear garden, central heating radiator, wood effect laminate flooring and coved ceiling.

Study

5.28 x 2.76 metres (17' 4" x 9' 1")

An ample third reception room boasts a double glazed window to the front with lead light transom windows above, central heating radiator, wall mounted electric feature fireplace, wood effect laminate flooring and spotlighting.

Kitchen

5.17 x 2.66 metres (17' 0" x 8' 9")

An attractive and well proportioned kitchen boasts a double glazed window and access door to the rear, a comprehensive range of base, wall and drawer units over and incorporated by complementary work surfaces with a low slung porcelain sink and mixer tap, providing space for a range cooker with extractor over, plumbing for a washing machine and dishwasher, space for a fridge freezer, central heating radiator, Karndean flooring, coved ceiling and spotlighting.

Bedroom One

4.20 x 3.21 metres (13' 10" x 10' 7")

Fitted with a double glazed half bay window to the front with lead light transom windows above, central heating radiator, decorative picture rail, coved ceiling and spotlighting.

Bedroom Two

3.47 x 3.17 metres (11' 5" x 10' 5")

An ample second bedroom currently use as a dressing room. Fitted with a double glazed window to the rear, central heating radiator, wood flooring, a comprehensive range of built-in wardrobes housing the boiler, coved ceiling and spotlighting.

En Suite

1.82 x 1.70 metres (6' 0" x 5' 7")

Fitted with a double glazed window to the rear, a corner shower enclosure with plumbed in shower, low level WC, wash basin, chrome heated towel rail, Karndean flooring, tiled walls and spotlighting.

Bedroom Three

4.79 x 2.77 metres (15' 9" x 9' 2")

Incorporating part of the side extension. Fitted with a double glazed window to the front with lead light transom windows above, central heating radiator and decorative picture rail.

Bedroom Four

2.14 x 2.10 metres (7' 1" x 6' 11")

Fitted with a double glazed window to the front with lead light transom windows above, central heating radiator, decorative picture rail and coved ceiling.

Family Bathroom

3.31 x 1.82 metres (10' 11" x 6' 0")

Fitted with a double glazed window to the rear, corner bath with mixer tap, low level WC, wash basin and vanity unit, chrome heated towel rail, Karndean flooring, tiled walls, spotlighting and extractor.

Externally

The front approach is set back from the road with a block paved driveway providing ample space for off road parking. Furthermore the rear garden is mostly laid to a raised lawn with decorative borders and a patio area serving the rear of the property.

Additional Images



Rear Garden



Dining Room



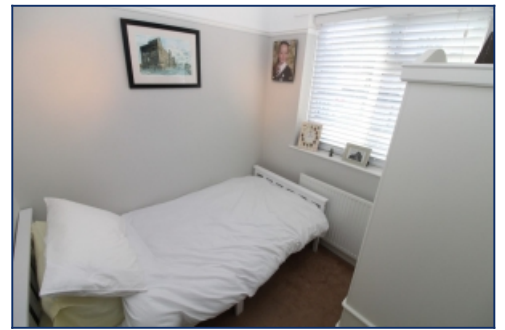
En Suite



Bedroom Two



Bedroom Three



Bedroom Four

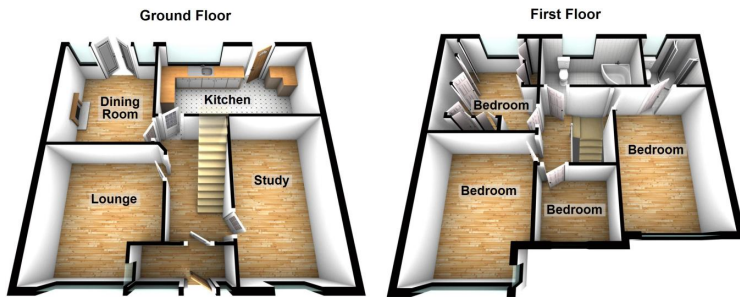


Family Bathroom



Rear Elevation

Floor Plans



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the real property.
Plan produced using PlanUp.

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