

## Rosemont Road, Aigburth, L17



**For Sale - £400,000 Offers in Excess of**

### Key Features

- 4 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Two Spacious and Light-Filled Reception Rooms
- Generous Modern Kitchen-Diner Featuring Integrated Appliances, Ample Storage, and Sliding Doors Leading to the Garden
- Dedicated Laundry Room
- Compact Garage Ideal for Storage with Additional Storage Understairs
- Three Large Double Bedrooms, Two with Built-in Wardrobes, and an En-suite Bathroom in the Primary Bedroom
- Flexible Fourth Bedroom, Perfect for a Home Office or Child's Room
- Contemporary Family Bathroom with a Bath and Overhead Shower
- Immaculately Maintained Garden with a Paved Patio, Ideal for Outdoor Entertaining
- Private Driveway with Space for Three Cars
- Double Glazing and Gas Central Heating Throughout

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,190 square feet / 111 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Dishwasher

### Description

Nestled along the sought-after Rosemont Road in Aigburth, this beautifully presented four-bedroom semi-detached home offers a harmonious blend of style, functionality, and comfort, with no onward chain, making it a perfect choice for modern family living. Proudly brought to the market by Atlas Estate Agents, this well-appointed property enjoys an abundance of natural light and ample space across two floors.

Upon entering, you are greeted by two spacious and light-filled reception rooms, each perfectly suited for entertaining or unwinding in style. The heart of the home, a generous and modern kitchen-diner, impresses with sleek integrated appliances, plentiful storage, and a set of sliding doors that open directly onto the garden, effortlessly merging indoor and outdoor living. A dedicated laundry room and a compact garage with an electric door, ideal for additional storage, add to the home's functional appeal.

The first floor hosts three expansive double bedrooms, with the primary bedroom benefitting from a chic en-suite and built-in wardrobes. The flexible fourth bedroom offers the ideal space for a home office, nursery, or guest room, tailored to suit your lifestyle needs. The contemporary family bathroom, complete

with a bath and overhead shower, ensures both convenience and style.

Practical touches include fully-fitted, slide-out downstairs storage and a fully boarded loft, accessible by a drop-down ladder and equipped with lighting and sockets, providing valuable extra storage. Double glazing and gas central heating enhance comfort year-round, while a private driveway accommodating three cars adds both convenience and security.

Outside, the immaculately maintained garden beckons, with a paved patio area perfect for al fresco dining and outdoor entertaining.

With its prime location and array of thoughtful features, this Rosemont Road property offers a unique opportunity to enjoy modern family living in one of Aigburth's most desirable settings. A viewing is highly recommended to fully appreciate the charm and versatility of this exceptional home.

## Additional Images



Bathroom



Garden



Hallway



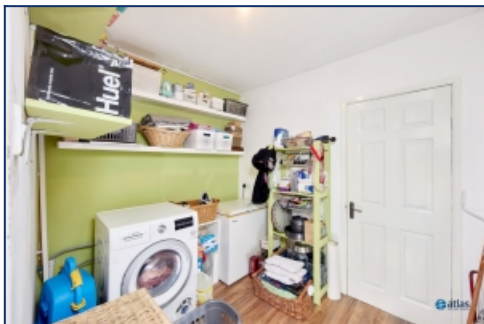
Living Area



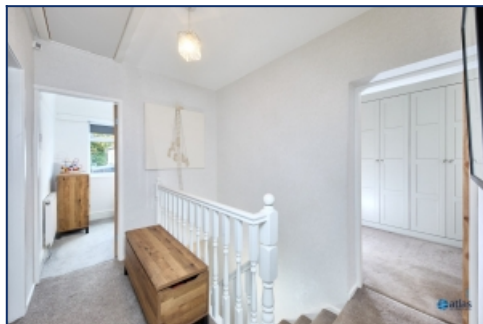
Dining Room / Kitchen



Dining Room / Kitchen



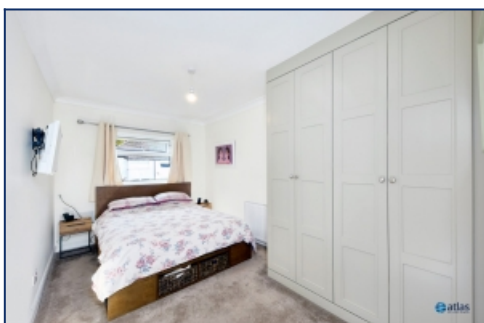
Laundry Room



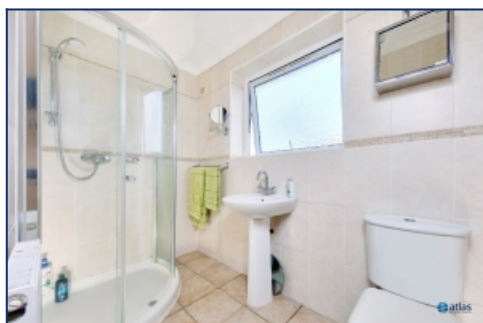
Landing



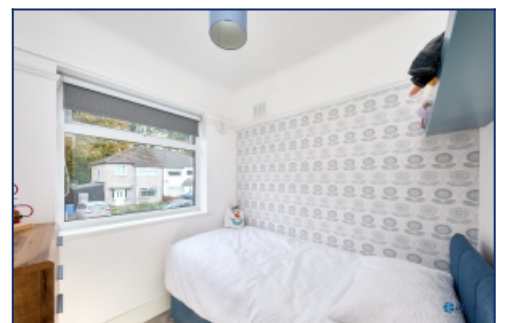
Bedroom



Bedroom



En-suite



Bedroom





Bedroom



Garden

## Floor Plans



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