



## 15 Roseland Close, Liverpool, L31 4JG

### Offers Over £220,000

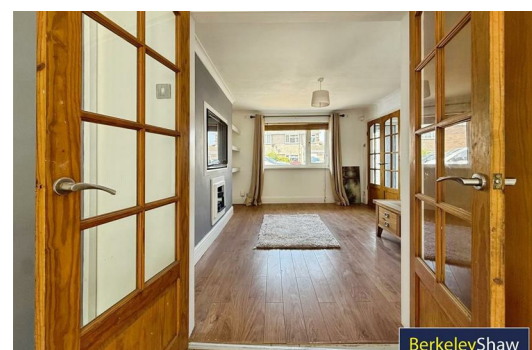
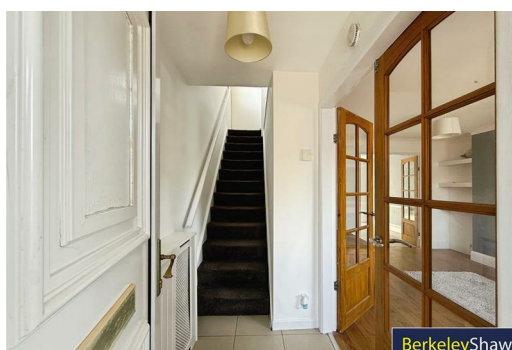
Extended 3-Bedroom Semi-Detached Home in Popular Lydiate – Ideal for First-Time Buyers

Located in the heart of the ever-popular Lydiate area, this extended three-bedroom semi-detached home offers the perfect opportunity for first-time buyers or young families seeking modern, flexible living in a desirable residential setting.

The property features a spacious open-plan kitchen and dining room – ideal for everyday living and entertaining alike. A bright and airy sun room to the rear provides an additional versatile space, perfect as a playroom, home office, or relaxing garden room, with patio doors opening directly onto the sunny, private rear garden.

The home benefits from a neutral, well-appointed family bathroom and three good-sized bedrooms, offering comfortable accommodation for a growing family. The loft space is boarded with a handy pull-down ladder for additional storage space. There is also excellent potential to further extend the property, subject to the necessary planning consents, making this a fantastic long-term investment.

Externally, the property boasts driveway parking and an easy maintenance rear garden ideal for children, pets, or entertaining. Situated close to well-regarded local schools, parks, and transport links, this home offers a convenient and family-friendly lifestyle in one of Lydiate's most sought-after areas.





Hall

Lounge

14'0" x 10'9" (4.27 x 3.28)

Kitchen/Dining Room

15'10" x 10'4" (4.84 x 3.17)

Sun Room

12'0" x 7'10" (3.66 x 2.39)

Landing

Bedroom 1

12'6" x 9'7" (3.83 x 2.93)

DOUBLE

Bedroom 2

11'1" x 9'5" (3.39 x 2.89)

DOUBLE

Bedroom 3

10'0" x 6'7" (3.06 x 2.03)

SINGLE

Bathroom

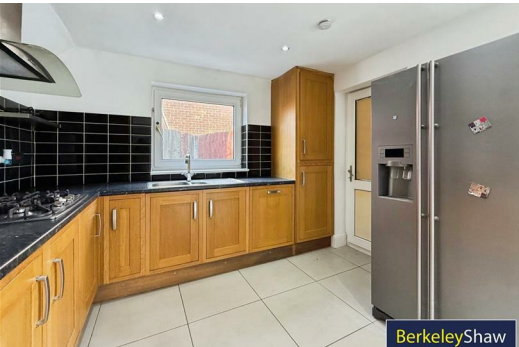
6'7" x 6'2" (2.02 x 1.88)



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, elevation, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee can be given for their condition or efficiency at the time of sale. Made with Metaphor iCAD2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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