



## 43 Rosedale Avenue

, Liverpool, L23 0UG

£269,000

\*\*\*IDEAL FAMILY HOME\*\*\* Quiet and established residential location. within walking distance to local shops, parks and schools. Sold with NO ONGOING CHAIN. Neutrally decorated and READY TO MOVE IN. Featuring front lounge, dining room kitchen, three bedrooms and bathroom. Pleasant rear garden - backing on to school fields

- Three Bedrooms
- Two Reception Rooms
- Recently Refurbished Throughout
- Family Bathroom
- No Onward Chain

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



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1



2



## Floor Plan



## Area Map



## Energy Efficiency Graph

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	



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