



46 Rosedale Avenue

, Liverpool, L23 0UQ

£1,200



Abode are delighted to offer for rent this stunning three bedroom extended semi-detached family home situated in a highly sought after L23 location. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links and a number of top quality schools in the area, Rosedale Avenue has everything to offer the potential tenant.

The property itself briefly comprises an entrance porch, hallway, two spacious reception rooms and modern fitted extended kitchen all to the ground floor. To the first floor there are three bedrooms and contemporary family bathroom.

Outside there is a newly landscaped and secluded rear garden and to the front there is a newly laid garden with Indian Stone flags.

CALL NOW FOR AN EARLY VIEWING ON 0151 909 3003, Option 2 for Lettings.



Entrance Porch

Door to front aspect. Opening to:

Hallway

Wood flooring. UPVC Double Glazed window to side aspect. Opening to:

Front Dining Room 12'2" x 10'2" (3.72 x 3.10)

UPVC Double Glazed window to front aspect. Radiator.

Rear Lounge 13'5" x 12'6" (4.09 x 3.82)

UPVC Double Glazed French doors opening to rear garden. Radiator. Wood flooring. TV Point.

Kitchen 18'0" x 8'6" (5.50 x 2.61)

UPVC Double Glazed window to rear aspect. Door to rear aspect. Integrated electric oven and gas hob. Extractor fan. Plumbing for washing machine. Sink and drainer unit.

Landing

UPVC Double Glazed window to side aspect. Loft access. Opening to:

Family Bathroom

UPVC Double Glazed window to rear aspect. Low level WC. Wash hand basin. Panelled bath with overhead shower.

Master Bedroom 12'10" x 10'7" (3.93 x 3.25)

UPVC Double Glazed window to front aspect. Radiator. Fitted wardrobes.

Bedroom Two 10'7" x 9'10" (3.25 x 3.01)

UPVC Double Glazed window to rear aspect. Radiator. Fitted wardrobes.

Bedroom Three 6'11" x 6'0" (2.12 x 1.85)

UPVC Double Glazed window to front aspect. Radiator.

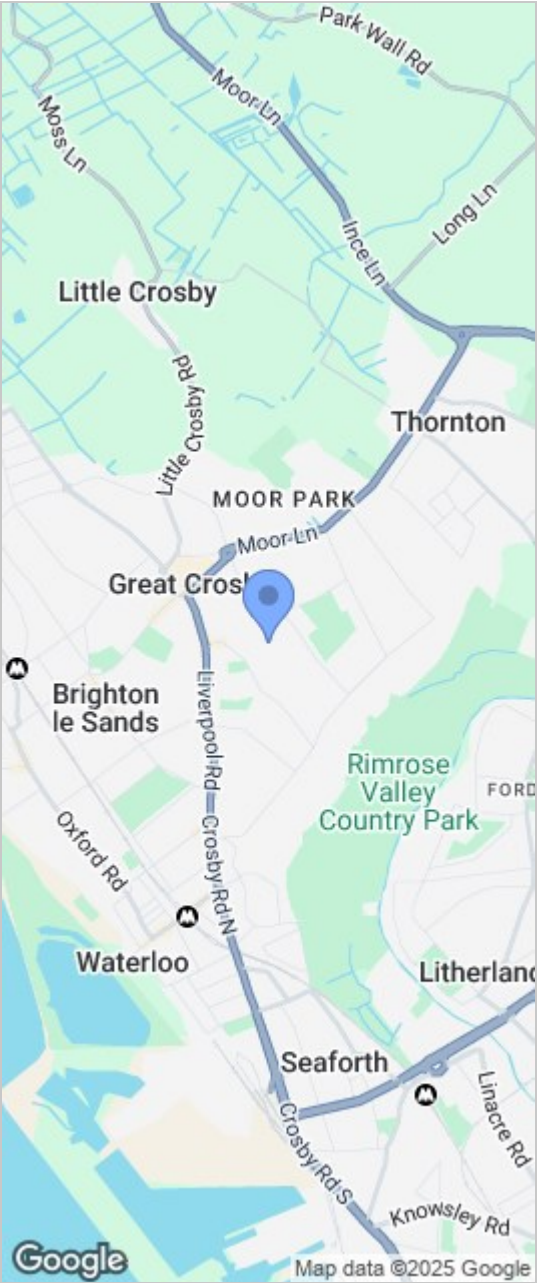
Front Garden

Newly laid Indian stone flags.

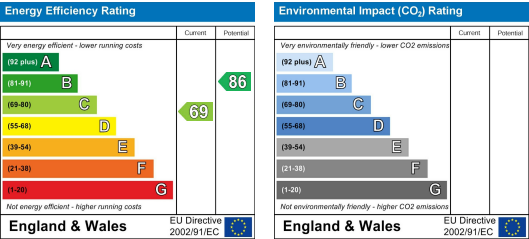
Rear Garden

Newly laid Indian stone patio area. Artificial lawn. Mature borders.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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