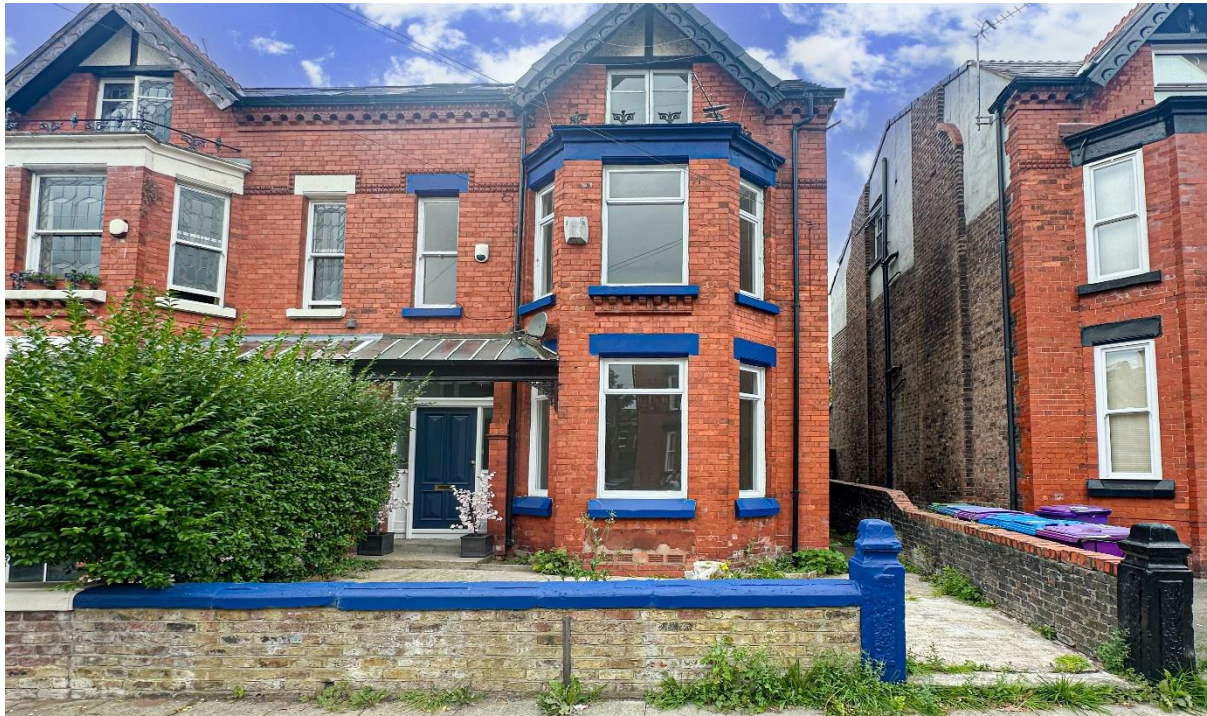




Rutland Avenue, Sefton Park, Liverpool, L17 2AE

- Refurbished Six Bedroom Semi Detached Property
- Rare Find-Offered For Sale With No Onward Chain
- Stylish Kitchen Diner With Integrated Appliances
- Luxurious Bathroom & Downstairs Shower Room
- Enviably Location In Leafy Suburb Of Sefton Park
- Entrance Hall & Two Spacious Reception Rooms
- Six Substantial & Beautifully Presented Bedrooms
- Substantial Basement & Enclosed Yard To Rear



£530,000

















Description

Introduced to the sales market by appointed agents Move Residential, is this impressive six bedroom semi detached home, located on Rutland Avenue in the leafy and desirable suburb of Sefton Park, L17. Boasting a charming frontage, the property has been renovated to an impeccable standard throughout and offers generous proportions arranged over four floors. The property retains many charming original features which are complemented by the high specification finishes, promising to make a wonderful future home for a lucky family searching for an abundance of living space within a prime location. An inviting entrance hall greets you into the property, leading through to two spacious and beautifully presented reception rooms, providing welcoming spaces for relaxation and entertaining, with the front lounge further benefitting from a bay window flooding the space with natural light, as well as a feature fireplace. Following this is a striking kitchen diner complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. A breakfast bar presents the ideal spot for more casual dining, and with ample room to accommodate a dining table, this presents a fabulous social setting for enjoying family mealtimes and entertaining guests. Offering added convenience is a contemporary style deluxe family shower room which concludes the ground floor. The first floor is home to three generously sized and immaculately presented bedrooms, featuring plush carpeting throughout and receiving an abundance of daylight. The master bedroom further benefits from a bay window, eye-catching fireplace and an adjoining dressing room. Accompanying the sleeping accommodation is a luxurious four-piece family bathroom suite, boasting a free-standing bathtub, separate shower unit and chic patterned flooring. The remaining bright and spacious bedrooms are located at the pinnacle of the property on the second floor, each finished to an excellent standard, and adding the finishing touch to the interior of this remarkable residence is a substantial basement which offers additional storage and exciting scope for a wide range of uses. Externally, the property further benefits from a huge low-maintenance yard to the rear offering the ideal spot for enjoying al-fresco dining and entertaining during the warmer months.

Location

At the heart of this area is Sefton Park which is Grade II listed and covers a massive 235 acres and has something for everyone including the spectacular Victorian Palm House. Further open space can be found nearby at the Green Flag rated Greenbank Park. Connecting Aigburth Road to Sefton Park, Lark Lane attracts students, young professionals and families alike to its bohemian mix of shops, restaurants, bars, regular Farmer's Market and unique atmosphere. Further shopping is also available on Aigburth Road and there is no shortage of sport and leisure facilities, including Greenbank Sports Academy, Sefton Park and Liverpool Cricket Clubs, the Mersey Bowman Lawn Tennis Club and several Yoga and Martial Arts centres. Schools in the area are well regarded, including private schools, The Belvedere Academy and Auckland College and St Margarets and St Hildas C of E High Schools. Travel connections include Aigburth and St Michael's train stations, main bus routes along Aigburth Road and easy routes to John Lennon Airport and the M62.

Floor Plan



TOTAL: 2392 sq. ft, 222 m²

BELOW GROUND: 273 sq. ft, 25 m², FLOOR 2: 868 sq. ft, 81 m², FLOOR 3: 733 sq. ft, 68 m², FLOOR 4: 518 sq. ft, 48 m²

EXCLUDED AREAS: STORAGE: 171 sq. ft, 15 m², FIREPLACE: 12 sq. ft, 0 m², LOW CEILING: 62 sq. ft, 6 m²

WALLS: 196 sq. ft, 19 m²



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, No Responsibility Is Taken For Any Error, Omission Or Mis-statement. This Plan Is For Illustrative Purposes Only And Should Be Used As Such By Any Prospective Purchaser.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.