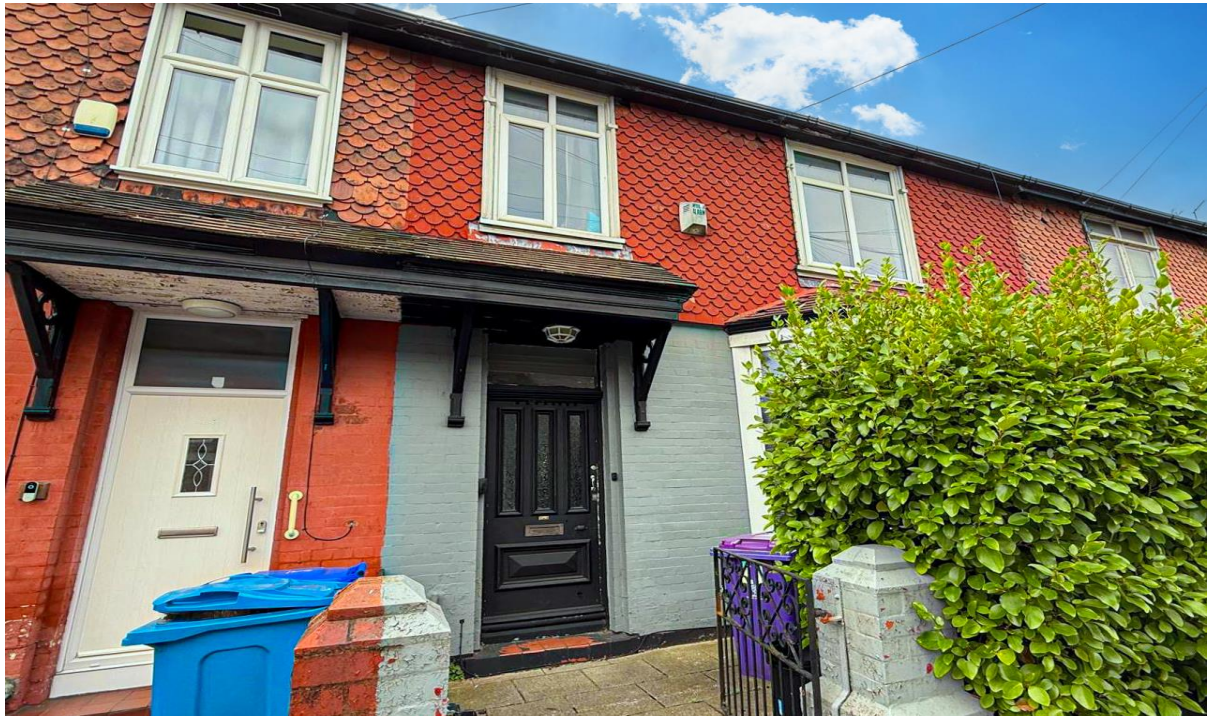




Rossett Avenue, Sefton Park, Liverpool, L17 2AP

- Fantastic Five Bedroom Mid Terrace Home
- Investment Opportunity Not To Be Missed
- Modern Kitchen & Ground Floor Bedroom
- Bathroom, Shower Room & Separate WC
- Located In The Leafy Suburb Of Sefton Park
- Hallway & Two Spacious Reception Rooms
- Four Further Bright & Generous Bedrooms
- Low-Maintenance Enclosed Yard To Rear

£285,000

Description

Presenting an investment opportunity not to be missed, is this five bedroom mid terrace home, located on Rossett Avenue in the leafy and popular suburb of Sefton Park, L17. Welcomed to the sales market by appointed agents Move Residential, this well-proportioned and maintained property has a tenancy arranged for the upcoming academic year, promising to make an ideal purchase for those looking to expand their portfolio. An inviting entrance hall greets you into the property, leading through to a spacious dining room which enjoys a feature fireplace and french doors out to the rear yard, flowing seamlessly into a welcoming lounge. Continuing through, you will find a generous modern kitchen complete with a range of fitted base and wall units and complementary worktops providing plentiful surface space, and concluding the ground floor is a substantial bedroom which boasts a bay window flooding the space with light. The first floor is home to the four remaining generously sized and well-presented double bedrooms, accompanied by a contemporary style bathroom suite, shower room and convenient separate WC. Externally, the property further benefits from a low-maintenance enclosed yard to the rear.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	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.