



32 Rosebery Avenue

Brighton-Le-Sands, Liverpool, L22 2BH

Offers over **£295,000**



Nestled on the charming Rosebery Avenue in Brighton-Le-Sands, Liverpool, this superbly presented semi-detached house offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that every corner of the home is both functional and welcoming.

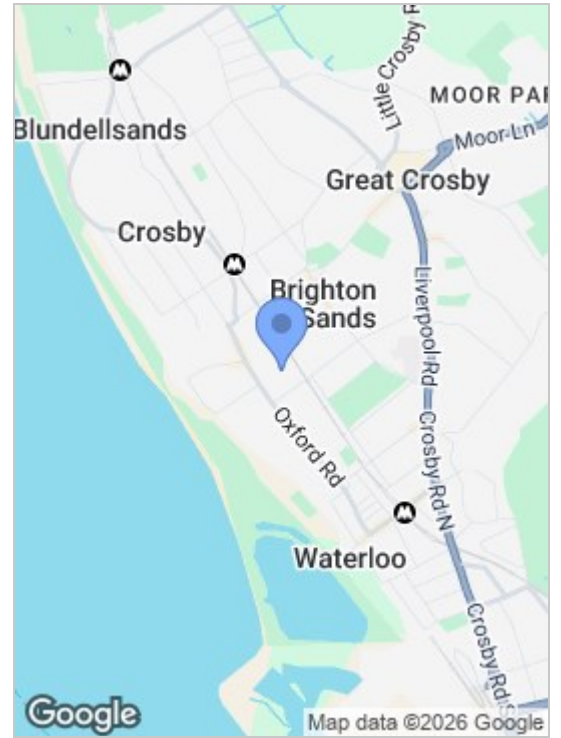
The heart of the home is undoubtedly the spacious open-plan kitchen and dining area, which is ideal for family gatherings and social occasions. This modern space is designed to cater to both culinary enthusiasts and casual diners alike, making it a true focal point of the property.

One of the standout features of this home is the secluded rear garden, complete with a charming summerhouse. This outdoor oasis offers a peaceful retreat, perfect for enjoying sunny afternoons or hosting summer barbecues.

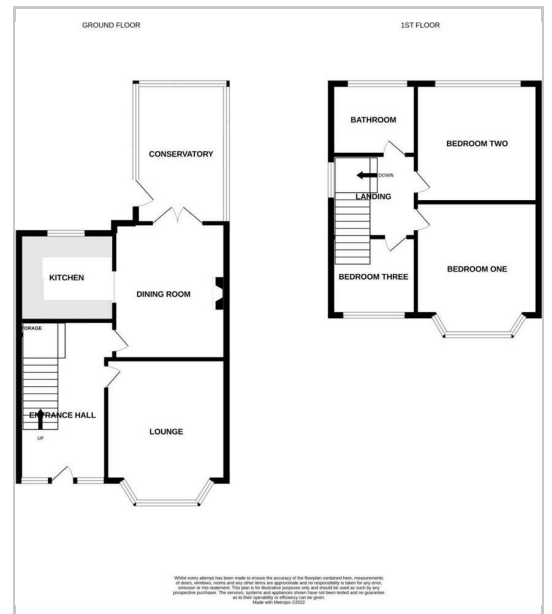
Location is key, and this property does not disappoint. Just a short walk away, you will find the beautiful Crosby beach, perfect for leisurely strolls or family outings. Additionally, the area boasts excellent local schools,



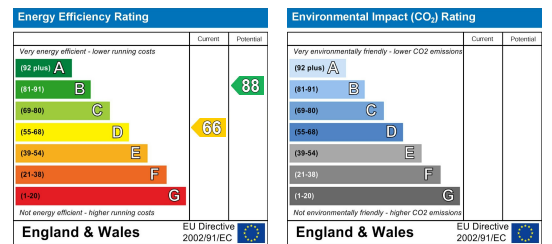
Area Map



Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 0151 909 3003

Email: crosby@abode.group.co.uk

Web: www.abode-group.co.uk

Tel: 0151 601 3003

Email: allerton@abode-group.co.uk

Web: www.abode-group.co.uk

Tel: 01704 827 402

Email: formby@abode-group.co.uk

Web: www.abode-group.co.uk