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Rudston Road, Liverpool L16

Belvoir

£1,800 PCM



Key Features

- Desirable Location
- Semi - Detached
- Off Road Parking
- Two Receptions
- Holding Fee £415
- Holding Fee Applied to Rent
- EPC rating D







Situated on the ever-popular Rudston Road, L16, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal home for families and professionals alike.

The ground floor briefly comprises two bright and welcoming reception rooms, both featuring attractive wooden flooring, along with a fitted kitchen offering ample storage and workspace.

To the first floor are two generously sized double bedrooms, a comfortable single bedroom, and a three piece family bathroom complete with an overhead shower.

Further benefits include double glazing, gas central heating, off-road parking, and a private rear garden that can be accessed via the rear reception or kitchen, providing excellent outdoor space for relaxing or entertaining.





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Location

Located in the highly desirable suburb of Childwall, the property enjoys a residential setting while remaining exceptionally well connected. Renowned for its leafy streets, attractive housing stock, and abundance of green open spaces, Childwall continues to be one of Liverpool's most sought-after residential areas.

Excellent transport links are close at hand, with easy access to the M62 motorway, Broad Green railway station, and the well-known Childwall Fiveways, providing convenient routes across Liverpool and beyond.

For leisure and recreation, residents can enjoy the extensive grounds of Bowring Park, home to England's first municipal golf course, as well as the nearby Childwall Woods Local Nature Reserve, offering acres of woodland walks and wildlife habitats.

The area is also well served by a selection of highly regarded schools, including Bishop Eton Primary School, The King David Schools, and Childwall Sports & Science Academy, while Liverpool Hope University is within easy reach.

Steeped in history yet perfectly suited to modern living, Childwall offers the perfect balance of community, convenience, and green surroundings, making it an excellent place to call home.

ALL APPLICANTS MUST MEET THE MINIMUM HOUSEHOLD INCOME CRITERIA OF 30x THE MONTHLY RENTAL AMOUNT PER YEAR OR MORE AND HAVE THE ABILITY TO PASS THE RELEVANT CREDIT, BANKING AND REFERENCE CHECKS.



FRONT

Two Storey Semi detached with off road parking.

ENTRANCE HALLWAY 12'6" x 10'0" (3.8m x 3m)

Tiled flooring. Radiator to wall. Meter Cupboards. Access point to all ground floor areas and upper floor. Radiator to wall.

LIVING ROOM 11'11" x 11'3" (3.6m x 3.4m)

Bay window to front aspect. Wooden flooring. Feature gas fireplace. Radiator to wall.

LOUNGE/DINING ROOM 13'11" x 9'3" (4.2m x 2.8m)

Glass patio doors to rear garden. Wooden flooring. Feature gas fireplace. Radiator to wall.

KITCHEN 10'6" x 4'10" (3.2m x 1.5m)

Windows to side aspect. Door to side aspect. Fitted with a range of dove grey high gloss upper and lower kitchen cabinets. Integrated oven and hob. Space for washer and under counter fridge and freezer (not included)

LANDING 8'7" x 9'2" (2.6m x 2.8m)

Carpeted flooring. Window to Side aspect.

MAIN BEDROOM 13'9" x 2'0" (4.2m x 0.6m)

Window to rear aspect. Floor to ceiling fitted wardrobes. Carpeted flooring. Radiator to wall.

BEDROOM TWO 13'11" x 10'3" (4.2m x 3.1m)

Bay window to front aspect. Carpeted flooring. Radiator to wall.

BEDROOM THREE 9'7" x 0'1" (2.9m x 0m)

Window to front aspect. Carpeted flooring. Radiator wall.

BATHROOM 7'7" x 2'1" (2.3m x 0.6m)

Frosted window to rear aspect. Fitted with a three piece bathroom suite of bathtub with glass screen and overhead shower, wc and pedestal sink.

REAR GARDEN

Concrete slab patio area. Grassed lawn and plant bed. Access point located on the side of the house accessing the front of property.





Approximate total area⁽¹⁾

450 ft²

Reduced headroom

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

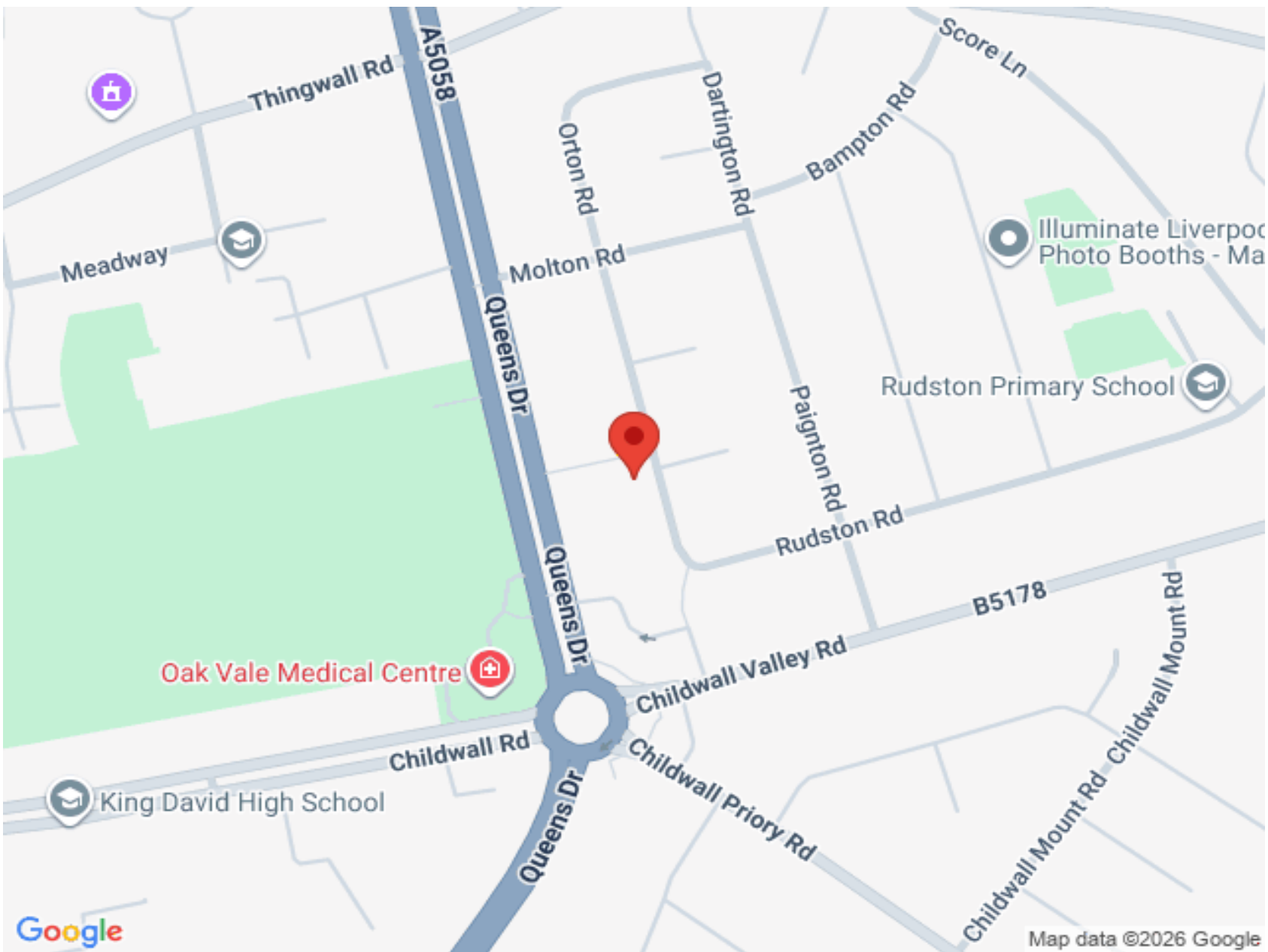


Approximate total area⁽¹⁾
446 ft²

(1) Excluding balconies and terraces

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