



## 15 Rosebery Avenue, Liverpool, L22 2BH

### Offers Over £300,000

If you are looking for a spacious four-bedroom semi-detached home in Brighton-Le-Sands then look no further.

Brought to the market by Berkeley Shaw Real Estate is this generous four-bedroom semi-detached home situated on Rosebery Avenue L22. With a fantastic array of local amenities including restaurants, bars, cafes & shops which can all be enjoyed along College Road and Oxford Road. The area also boasts excellent transport links, making this an ideal buy for commuters. If you are a family needing excellent local schooling, then look no further.

Set out across three floors, the accommodation comprises; spacious entrance hall with downstairs WC, bay fronted living with feature electric fireplace which is perfect for relaxing of an evening. To the rear of the home is a stunning open plan kitchen diner with a range of integrated appliances and ample storage, perfect for entertaining guests! Completing the ground floor layout is a conservatory overlooking the rear garden. Rising to the first floor, the landing provides access to three good-sized bedrooms and a modern shower room. The loft has been converted into the fourth bedroom. Externally, the home offers a block paved driveway and generous block paved rear garden perfect for taking in the sunshine! Further benefits include no onward chain, gas central heating and double glazing.

Get in touch straight away for a viewing!





## Entrance Hall

Radiator & double glazed windows.

## WC

Wc, basin, combi boiler & double glazed windows.

## Living Room

Double glazed windows to bay, electric fire, plantation shutter blinds & radiator.

## Dining Room

Laminate floor, UPVC sliding door, radiator & open aspect to kitchen.

## Kitchen

Range of wall & base units, composite sink, induction hob, electric oven, integrated microwave, extractor hood, double glazed window, plantation shutter blinds & door to conservatory.

## Conservatory

UPVC double glazed windows, laminate floor, radiator & access to garden.

## Landing

Access to all first floor rooms, double glazed window & stairs to fourth bedroom.

## Bedroom 1

Double glazed window to bay, laminate floor, plantation shutters, fitted wardrobes & radiator.

## Bedroom 2

Double glazed window, plantation shutters, fitted cupboards & radiator.

## Bedroom 3

Double glazed window, laminate floor & radiators.

## Bathroom

Wc, basin, walk in shower, double glazed window, plantation shutters, radiator, tiled walls & extractor fan.

## Bedroom 4

Double glazed window, storage cupboard & radiator.

## Externally

Block paved & gated driveway to the front. Block paved rear garden to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>68</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



While 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. Made with Metaphor 12/2021



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