abode

finding houses, delivering homes



46 Rosemont Road

Aigburth, Liverpool, L17 6BZ

Offers over £475,000

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46 Rosemont Road

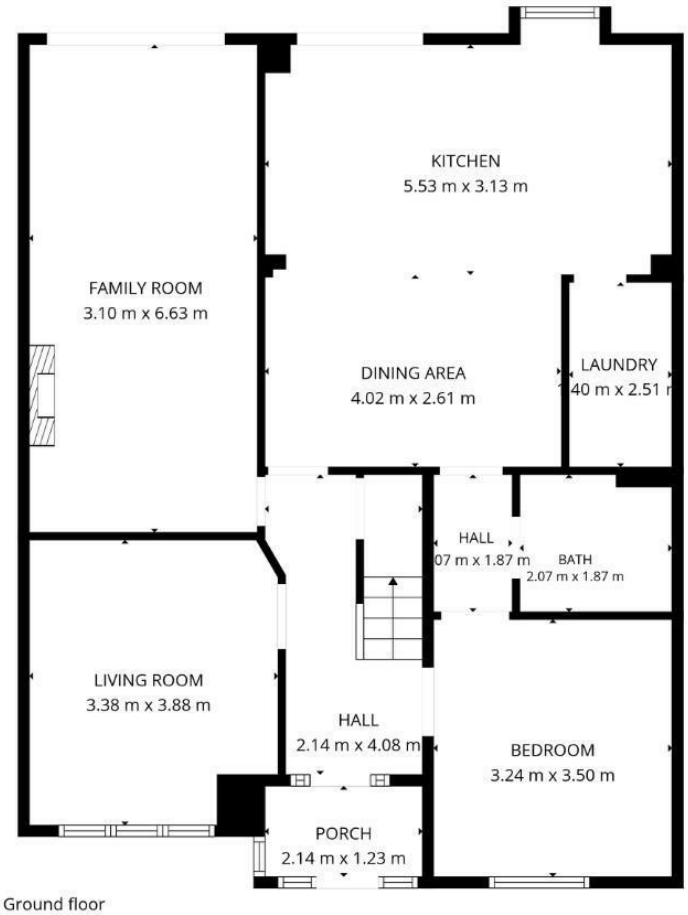
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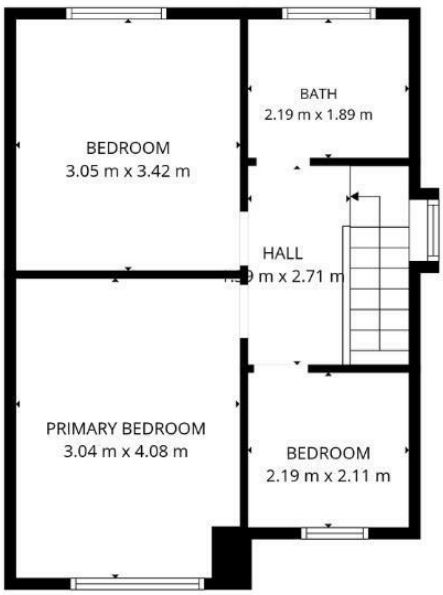








Ground floor



1st floor

TOTAL: 132 m2

Ground floor: 93 m2, 1st floor: 39 m2

EXCLUDED AREAS: PORCH: 3 m2, BAY WINDOW: 1 m2, WALLS: 11 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Tel: 01516013003











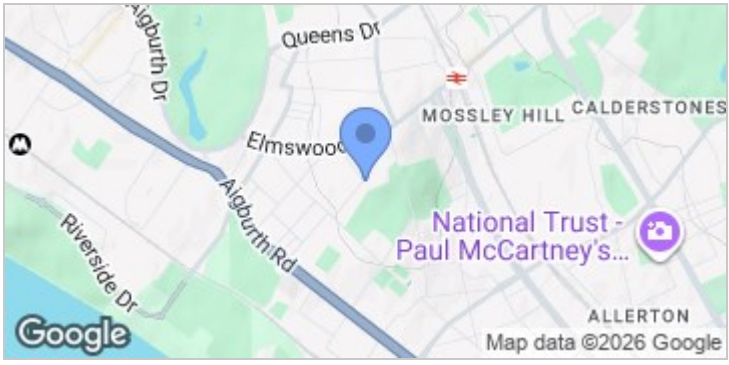
Road Map



Hybrid Map



Terrain Map



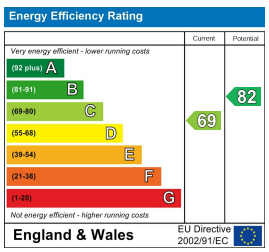
- **SUPERBLY PRESENTED & EXTENDED FAMILY HOME**
- **FOUR BEDROOMS & THREE RECEPTION ROOMS**
- **STUNNING OPEN PLAN KITCHEN DINING & FAMILY ROOM**
- **UTILITY ROOM & EXTRA DOWNSTAIRS BATHROOM**
- **FOUR BEDROOMS**
- **LAARGE SOUTH FACING & SECLUDED REAR GARDEN**
- **PARTIAL RIVER VIEWS FROM MASTER BEDROOM**
- **EXCELLENT LOCAL SCHOOLS**
- **WALKING DISTANCE TO SEFTON PARK & OTTERSPOOL PROM**
- **CHECK STAMP DUTY CALCULATOR FOR AFFORDABILITY**

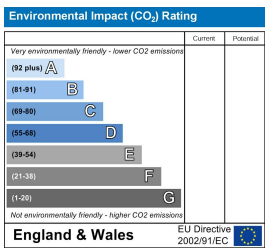
Viewing

Please contact our Allerton Office
on 01516013003 if you wish to arrange a viewing appointment for this property or require further information.

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

Energy Efficiency Graph





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