



**BerkeleyShaw**

## 50 Rossett Road, Liverpool, L23 3AW

Offers Over £360,000

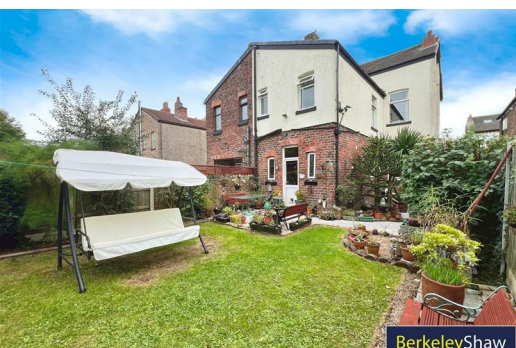
Welcome to this charming 5-bedroom, 2-bathroom semi-detached house located on Rossett Road in the vibrant area of College Road. This property boasts character features with high ceilings, fireplaces and original picture rails that add a touch of elegance and uniqueness to the home. One of the highlights of this property is the stunning, mature garden, complete with fruit trees, brick BBQ, and Monkey Puzzle tree perfect for hosting summer gatherings with family and friends or simply enjoying a peaceful evening outdoors.

Set over 3 floors this property has all the space for a growing family. On the ground floor are two reception rooms downstairs, dining kitchen, utility and downstairs shower room & WC. The first floor has 3 double bedrooms, family bathroom and dressing room space. To the second floor are two double bedrooms and eaves storage.

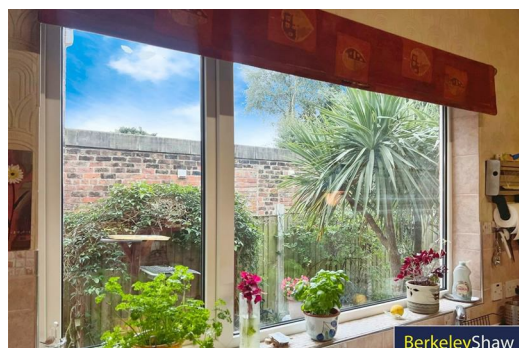
Conveniently situated close to the beach, independent shops & restaurant's, and the train station, this home offers both tranquillity and accessibility to amenities. Imagine taking leisurely strolls on the beach or easily commuting to work or exploring the city of Liverpool. The property also has great potential for those looking to make it their own.

In addition, the driveway provides parking space for 2 cars, ensuring convenience for you and your guests. Don't miss out on the opportunity to own this lovely property with so much to offer. Book a viewing today and envision the life you could create in this wonderful home on Rossett Road.

Council Tax Band C



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## Lounge

14'6" x 14'8" (4.42 x 4.49)

## Family Room

12'4" x 11'11" (3.76 x 3.64)

## Kitchen Diner

11'8" x 11'7" (3.57 x 3.55)

## Shower Room

## Utility

## Bedroom 1

18'9" x 12'10" (5.72 x 3.92)

## Bedroom 2

12'4" x 11'11" (3.76 x 3.64)

## Bedroom 3

11'8" x 7'6" (3.57 x 2.31)

## S - Dressing Room/Storage Room

## Bathroom

8'1" x 7'6" (2.48 x 2.31)

## Bedroom 4

11'11" x 11'11" (3.64 x 3.64)

## Bedroom 5

8'3" x 6'10" (2.53 x 2.10)



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of blocks, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



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