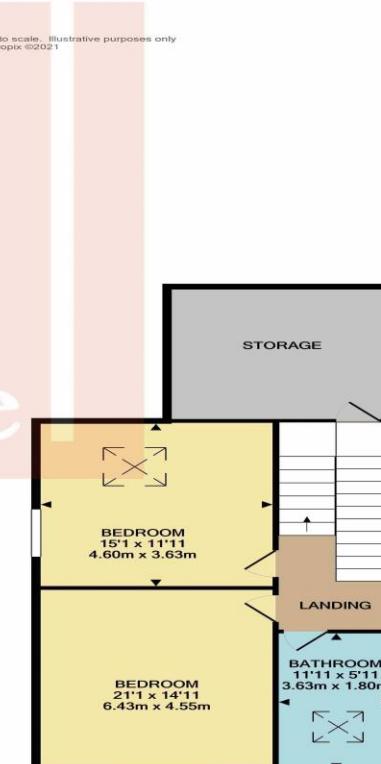
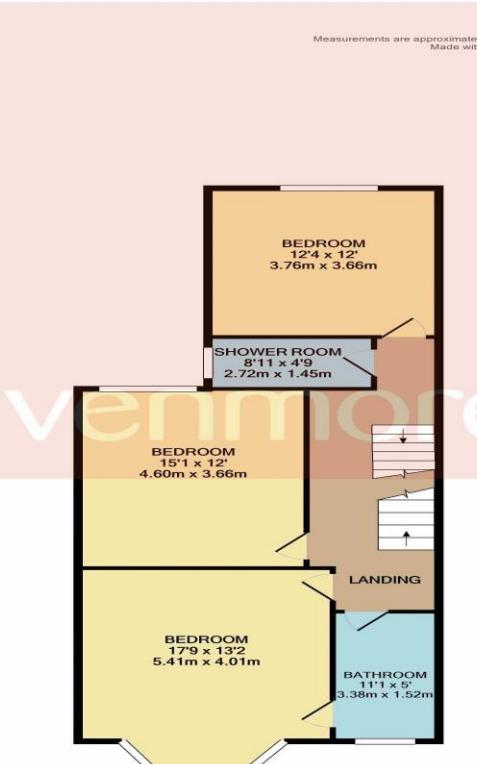
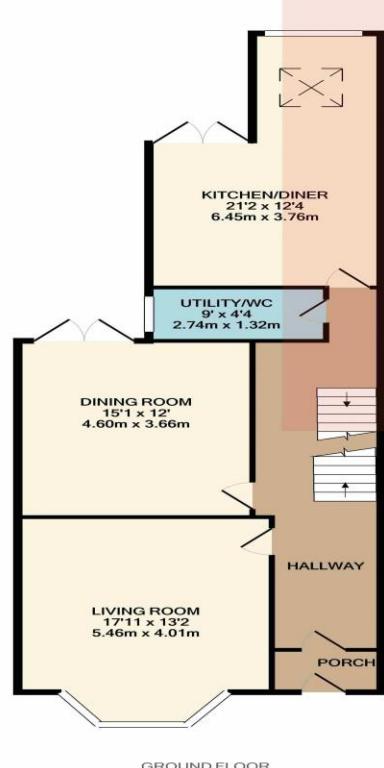
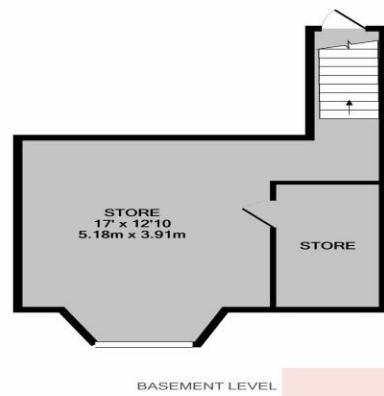
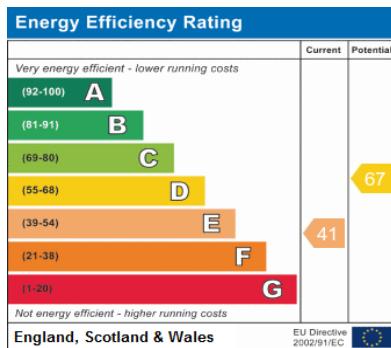


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EPC & Floor Plans



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The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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Rutland Avenue

L17 2AE

£525,000

venmore



Tenure:

- Semi detached house
- Five double bedrooms
- Cellar

- Three bathrooms
- Original features
- Nearby Sefton Park

rightmove

**The Property
Ombudsman**



To arrange a viewing call us on

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About the property...

Brought to the market by Venmores is this significantly sized five bedroom semi detached family home located a short walk away from Sefton Park. This stunning home has been very well maintained throughout and has retained many beautiful original features such as coving, ceiling roses, flooring and fireplaces to name a few. Upon entering you are greeted with an entrance porch, opening into an inviting hallway which sets the tone for the property. There is a family lounge which offers a gorgeous fireplace and large bay window allowing for plenty of light, a formal dining room, ground floor WC/utility room and a great sized kitchen area with space for family dining. The first floor presents a shower room, three great sized bedrooms and a stylish family bathroom which also has access into the master bedroom. The second floor presents a further two impressive bedrooms and a modern bathroom. Externally there is a lovely paved rear garden and a gated front garden. The property also benefits from a fully powered cellar with light. Call us to arrange a viewing!

About the location...

Rutland Avenue is situated in the highly sought after area of L17. There are many amenities which include the beautiful Sefton Park, schools representing all ages, shops and transport links.

