

KAREN PARKS
SALES & LETTINGS



8 Rathbone Road, Liverpool, L38 0BR

£350,000

Karen Parks Sales and Lettings are delighted to bring to market this three bedroom, mid terrace character property. This double fronted cottage style property has been extended by the current owner offering plenty of living space. The property briefly comprises of - dining room, extended kitchen-diner, WC and utility room and living room. There are three bedrooms to the first floor and a spacious bathroom with separate bath and shower. The front of the house has a walled garden with a variety of shrubs and bushes, and there is a paved area leading up to the front door. There is a rear enclosed courtyard leading out from the kitchen. The property is situated within walking distance of Hightown train station for those who are commuting, and within walking distance of the Beach to enjoy coastal walks.

ACCOMMODATION

Ground Floor

Dining Room 13'11" x 11'9" (4.25 x 3.60)



The dining room has a large double glazed window looking out to the front of the property, one radiator and a large feature gas fireplace as a focal point to the room.

Living Room 21'5" x 15'3" (6.54 x 4.65)



The living room is a cosy space with a feature gas fireplace giving character to the room. There is a double glazed window to the front and patio doors leading out to the rear, allowing an abundance of light to flow through. There are two radiators.

Extended Kitchen-Diner 17'10" x 10'11" (5.46 x 3.35)



The extended kitchen-diner is a great space for family living and entertaining. There are a range of wall and base units providing plenty of storage for the kitchen. There is a sink and integrated fridge-freezer and there is space for an oven. There is a door leading out to the courtyard garden from here, as well as double glazed windows either side and two velux windows - making it a very bright space. There is one radiator and door to the utility room, and the boiler is located in the kitchen.

Utility Room 7'6" x 4'6" (2.29 x 1.39)

The utility room has space for a washing machine, dryer and fridge-freezer. There are additional storage cupboards in here.

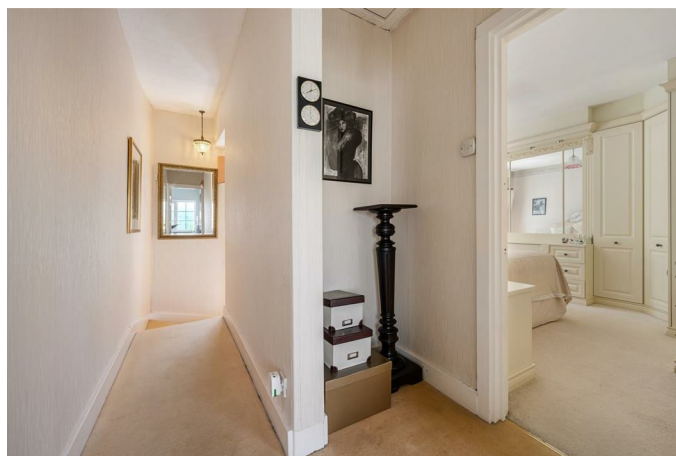
WC



WC with hand wash basin with cupboard below, heated towel rail and a double glazed window.

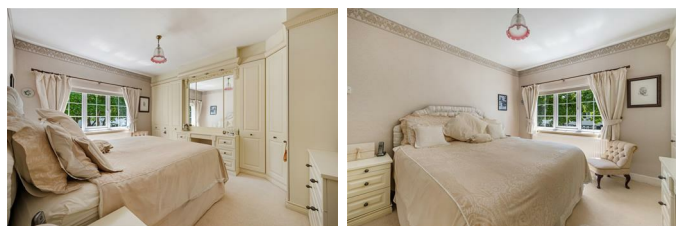
First Floor

Landing



Landing with loft hatch and there is a double glazed window on the staircase allowing in light.

Bedroom 1 13'11" x 12'0" (4.25 x 3.66)



The master bedroom is a good size and has a row of fitted wardrobes and drawers providing plenty of storage for the room and there is also a fitted dressing table. There is one radiator and a double glazed window.

Bedroom 2 14'0" x 8'9" (4.28 x 2.69)



The second bedroom has fitted wardrobes and cupboards above the beds providing plenty of storage. There is one radiator and a double glazed window.

Bedroom 3 15'4" x 7'0" (4.68 x 2.14)



The third bedroom has fitted wardrobes and cupboards providing storage, one radiator and a double glazed window.

Bathroom 11'10" x 7'0" (3.61 x 2.14)



The spacious bathroom comprises of a corner shower, WC, corner bath, hand wash basin with cupboards below, towel radiator and a double glazed window.

Outside

Front Garden

The front of the cottage has a stoned garden with low level plant beds either side containing an array of bushes, shrubs and a beautiful rose bush next to the front door.

Rear Garden



The enclosed court yard to the rear can be accessed from both the kitchen and the living room. The area is paved for easy maintenance but is boarded by plant beds containing mature trees, bushes and plants giving colour to the garden and is a lovely space to enjoy alfresco dining in the summer months.

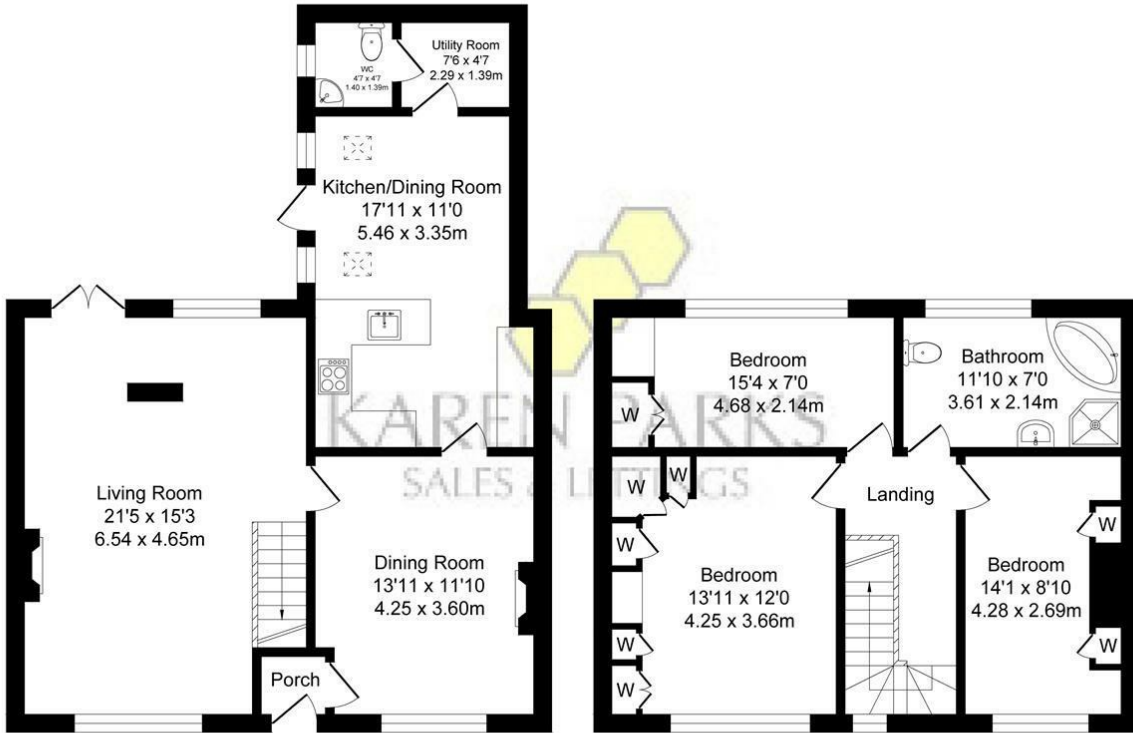
Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

Rathbone Rd Hightown, Liverpool Total Approx. Floor Area 1348 Sq.ft. (125.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 758 Sq.Ft (70.4 Sq.M.)

First Floor
Approx. Floor Area 590 Sq.Ft (54.8 Sq.M.)

Area Map



Energy Efficiency Graph

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

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