

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rodney Street

Liverpool, L1 9AD

Asking Price £145,000



Welcome to this exquisite property located on the prestigious Rodney Street in Liverpool, with its own secure parking space. This charming house boasts a modern touch while preserving its period features, making it a truly unique find. 62 Rodney St is birthplace of William Ewart Gladstone - four time prime minister of Great Britain.

As you step inside, you'll be greeted by a beautifully renovated interior that seamlessly blends contemporary amenities with classic elements. The bespoke secondary glazing on all windows ensures a peaceful atmosphere, while the cord-operated blackout curtains and Venetian blinds offer both style and functionality.

The property has been thoughtfully upgraded with internal insulation, rewiring, and replumbing, providing you with a comfortable and efficient living space. The Ariston 2kw water heater, along with the electric storage radiators and infrared heater panel, guarantee warmth and convenience throughout.

The highlight of the house is the bespoke Wren kitchen, equipped with top-of-the-line appliances and modern conveniences such as USB sockets and under cupboard lighting. The mezzanine storage area adds a



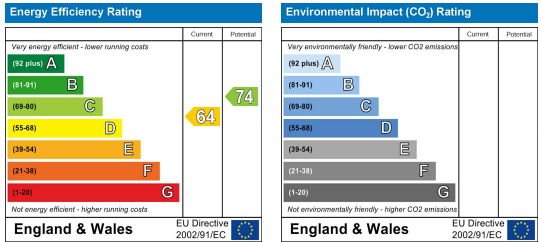
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.