BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



6 Rutherglen Avenue, Liverpool, L23 0QB

Asking Price £270,000

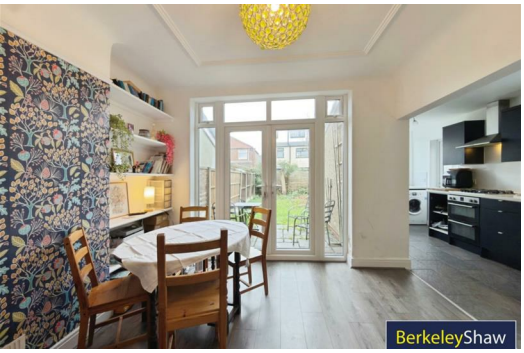
I would buy this home if I was a growing family looking for more space. This extended 3 BEDROOM SEMI-DETACHED HOME offers a separate front lounge, an OPEN-PLAN Kitchen, living and dining room, gardens, GARAGE and driveway parking. It's FREEHOLD and offered with NO CHAIN.

The front lounge has a large bay window that brings in plenty of natural light. At the rear, the extension creates a generous OPEN-PLAN KITCHEN, LIVING AND DINING ROOM where the family can cook, eat and spend time together. The Howdens kitchen was fitted around two years ago, when this room was fully redecorated and NEW flooring and NEW patio doors were installed. The patio doors open onto the rear garden, and the adjoining utility room offers additional living space or storage out of the main living space.

Upstairs, there are TWO DOUBLE BEDROOMS and a single bedroom, ideal as a child's room or home office. The family bathroom has a full-size bath with a shower over, and a pull-down ladder gives access to the loft from the landing.

Outside, there are front and rear gardens and driveway parking. The DETACHED GARAGE in the rear garden provides useful storage for bikes, tools and gardening equipment. There's also scope to remove it if you'd prefer more garden space.

The home is close to excellent local schools, with Rimrose Valley Country Park nearby for walks and bike rides and Crosby Village within easy reach for shops and cafés.







Porch

Hall

Living Room
13'9" x 11'1" (4.20 x 3.40)

Dining Room
12'2" x 11'1" (3.71 x 3.40)

Kitchen
18'4" x 6'10" (5.60 x 2.10)

Utility
9'2" x 6'2" (2.81 x 1.90)

Landing

Bedroom 1
13'9" x 11'1" (4.20 x 3.39)

Bedroom 2
12'2" x 11'1" (3.71 x 3.39)

Bedroom 3
8'2" x 6'3" (2.49 x 1.91)

Bathroom
7'3" x 6'2" (2.21 x 1.90)

Downstairs WC

