



## 38 Butterfield Street, Liverpool, L4 4HT

£800 PCM

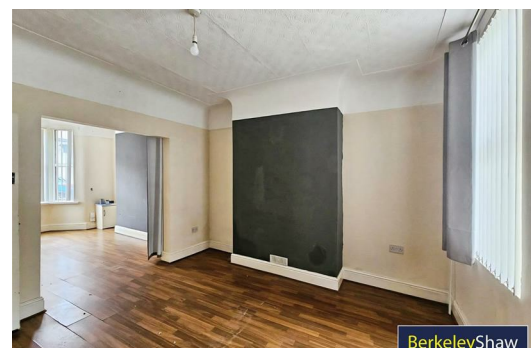
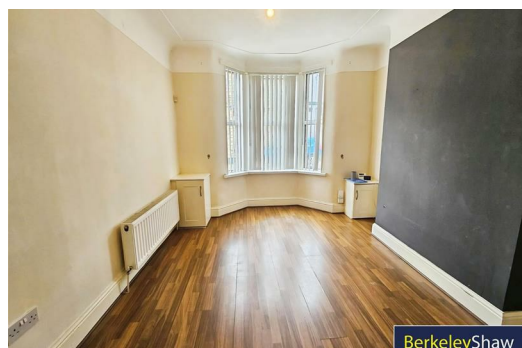
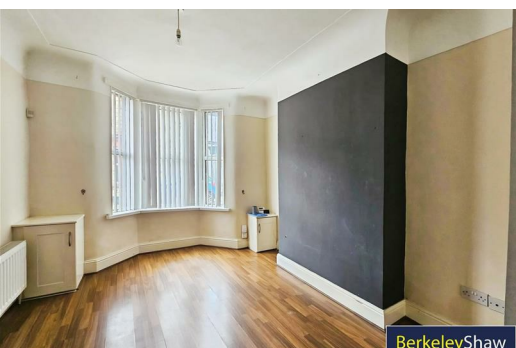
Presenting this well-appointed two-bedroom terraced house To Let, ideally situated in an urban area benefitting from excellent public transport links and a wealth of local amenities close by. An excellent opportunity for families and ideal university accommodation, this property offers a blend of comfort, convenience, and a prime location—especially for Liverpool fans, with the stadium just a six-minute walk away.


The property features an open-plan layout, seamlessly connecting the spacious living room room to the dining room, creating an inviting and versatile space for both relaxing and entertaining. The kitchen is enhanced by an abundance of natural light, offering a stylish and functional area for all your culinary needs.


Accommodation comprises a generous master bedroom, providing a tranquil retreat, and a good-sized double bedroom, each designed with comfort in mind. Completing the layout is a well-proportioned bathroom.

The house is offered unfurnished, allowing tenants the flexibility to imprint their style and preferences throughout. With an EPC rating of C, the property is energy efficient, helping to keep running costs manageable, and is positioned within Council Tax Band A, making it an economical choice.

This fantastic property is perfectly placed to take advantage of city living, with direct access to transport, shopping, educational facilities, and the renowned sporting atmosphere of Liverpool. Early viewing is highly recommended to fully appreciate the quality and location on offer. Enquire today to secure your next home in this sought-after area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	87
EU Directive 2002/91/EC 		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		
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