



BerkeleyShaw

19 Rutherglen Avenue, Liverpool, L23 0QB

Offers Over £365,000

Situated on a quiet cul-de-sac, this immaculately presented and thoughtfully EXTENDED four-bedroom, two-bathroom semi-detached home offers spacious, versatile accommodation ideal for modern family living. Presented in true turnkey condition, this EXCEPTIONAL HOME is ready to move straight into.

Entered via a stylish composite 'Rock' door, the bright entrance hall leads to a spacious lounge, which has been opened into the family room to create a flexible family living and entertaining space, with patio doors opening onto the sunny SOUTH FACING rear GARDEN. Luxury LVT flooring flows throughout the ground floor.

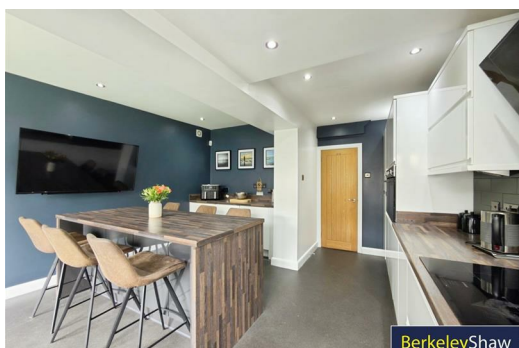
The extended kitchen/diner is the heart of the home, featuring a large breakfast bar, integrated appliances and ample space for family dining. A stylish GROUND FLOOR SHOWER ROOM ensures no queues for the bathroom.

Upstairs, the principal bedroom benefits from fitted wardrobes and built-in storage seating to the bay window. There are two further generous double bedrooms, including the impressive extension with a striking double-height apex ceiling, a modern family bathroom and a fourth single bedroom, currently used as a home gym. A boarded loft with pull-down ladder, lighting and power provides excellent additional storage.

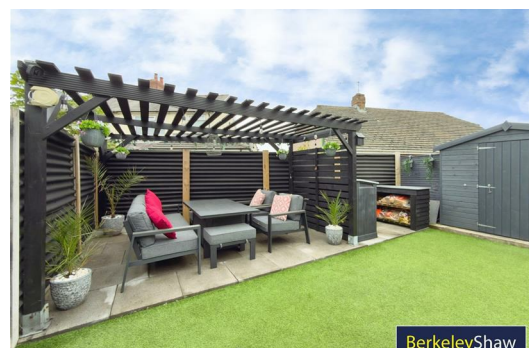
Outside, the south-facing rear garden has been designed for easy maintenance with artificial lawn, outside lighting, an external tap and a BEAUTIFUL PERGOLA, perfect for relaxing or summer entertaining. Storage sheds to



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Hall

Family Room

13'4" x 11'3" (4.08 x 3.43)

Lounge

13'5" x 11'3" (4.10 x 3.43)

Kitchen

14'7" x 6'1" (4.47 x 1.87)

Dining Room

12'6" x 7'3" (3.83 x 2.21)

Shower Room (Ground Floor)

7'3" x 7'3" (2.23 x 2.21)

Bedroom 1

13'4" x 9'9" (4.08 x 2.98)

DOUBLE

Bedroom 2

12'2" x 11'3" (3.73 x 3.43)

DOUBLE

Bedroom 3

8'7" x 6'1" (2.63 x 1.87)

SINGLE

Bedroom 4

14'0" x 7'3" (4.28 x 2.21)

DOUBLE

Family Bathroom

8'2" x 6'1" (2.51 x 1.87)

Study Area

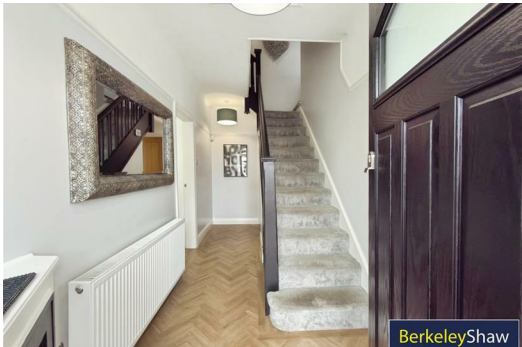
7'3" x 5'10" (2.21 x 1.79)



TOTAL FLOOR AREA: 1201 sq ft (111.6 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other data are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.
Made with Measure (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
England & Wales		
EU Directive 2002/91/EC		

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



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