



BerkeleyShaw

19 Rutherglen Avenue, Liverpool, L23 0QB

Offers Over £375,000

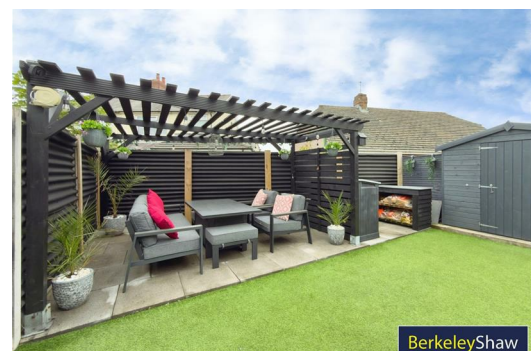
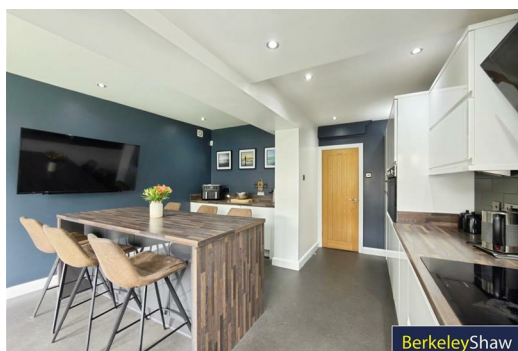
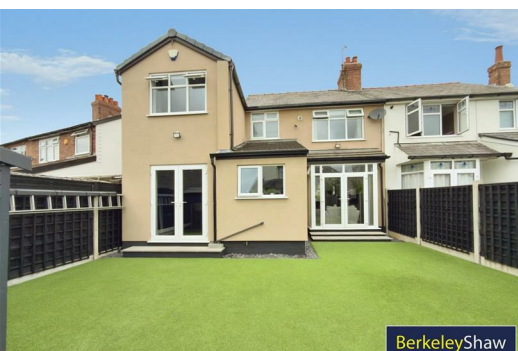
Situated on a quiet cul-de-sac, this immaculately presented and thoughtfully EXTENDED four-bedroom, two-bathroom semi-detached home offers spacious, versatile accommodation ideal for modern family living. Presented in true turnkey condition, this EXCEPTIONAL HOME is ready to move straight into.

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



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

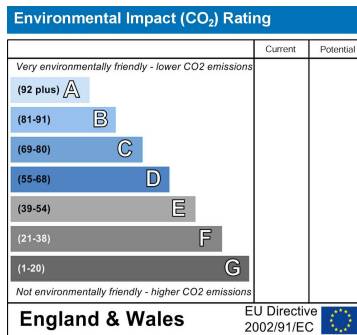
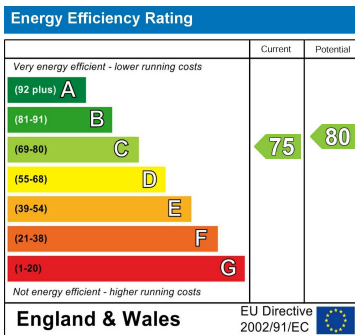
7'3" x 5'10" (2.21 x 1.79)

GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



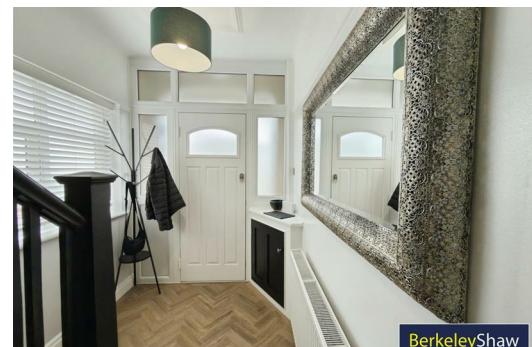
TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, room and other areas are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee can be made as to their operability or efficiency at the time.



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