



**2 Rutherford Road, Liverpool , Merseyside L18 0HJ**  
**Offers over £350,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow homes are pleased to welcome to the market this four bedroom end terraced property situated in the desirable Mossley Hill area.

This sought after area which is ideally located a stone throw away from the High Street which offers an array of popular independent bars, restaurants and supermarkets and also falls within the catchment area for top quality schools.

To the ground floor the property briefly comprises of grand entrance hallway leading to two bright and spacious reception rooms, separate kitchen and dining area, downstairs shower room and rear garden. To the upper level the property offers a spacious landing ,four bedrooms and family bathroom.

This Edwardian style home offers space and character throughout and would be ideal for someone looking to put their own stamp on their next purchase.

**Hallway**

Laminate flooring throughout, one wall radiator. Carpeted stairs leading to upper level.

**Reception one**

Beautiful Bay windows, Laminate flooring throughout, one wall radiator, fireplace.

**Reception 2**

Laminate flooring throughout, fitted fireplace, one wall radiator, patio doors which open to garden

**Kitchen / Dining area**

Tiled Floor throughout , fitted kitchen comprising of wall, drawer and base units, space and plumbing for appliances, back door leading to garden.

**Downstairs shower room**

Fitted suite comprising of shower cubicle, wc and wash hand basin. Double glazed windows.

**Bedroom one**

Carpeted floor, large bay windows, fitted wardrobes, wall radiator

**Bedroom two ( Rear of house )**

Carpeted floor throughout, wall radiator, sink, double glazed window.

**Bedroom Three**

Carpeted floor throughout, wall radiator, double glazed window.

**Bedroom Four ( Rear of house)**

Steps leading down to bedroom, carpeted floor, one wall radiator, sink, double glazed window.

**Family Bathroom**

White bathroom suite, comprising of bath with shower over, wc and wash hand basin. Tiles floors and partial tiles walls.

**Rear Garden**

Lawn with paved area, brick out building, gate leading to entry.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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