



42 Barmouth Way, Liverpool, Merseyside L5 9RP

£900

Nestled in the charming area of Barmouth Way, Liverpool, this delightful mid-terraced house is now available for rent through Bluerow Homes. This well-presented property boasts a welcoming entrance hall that leads into a comfortable front reception room, perfect for relaxing or entertaining guests. The heart of the home is the spacious rear dining kitchen, which provides an ideal space for family meals and gatherings.

The property features two inviting bedrooms, offering ample space for rest and relaxation. The family bathroom is conveniently located, ensuring ease of access for all residents. Additionally, the house benefits from gas-fired central heating and double-glazed windows, ensuring warmth and comfort throughout the year.

Outside, you will find a private rear garden, a lovely spot for enjoying the fresh air or hosting summer barbecues. The property also includes off-street parking for one vehicle, along with the convenience of on-street parking for guests.

This charming home is available for rent from early August and falls under council tax band B, making it an attractive option for those seeking a comfortable living space in a desirable location. We highly recommend viewing this property to fully appreciate all it has to offer. Don't miss the opportunity to make this lovely house your new home.

Entrance Hall

carpet flooring, gas fired radiator, suspended ceiling light, stairs to upper floor

Living Room

Wood laminate flooring, living flame gas fire and surround, two gas fired radiators, uPVC double glazed window, under stairs storage, ceiling light, French doors leading to kitchen

Dining Kitchen

Wall base and drawer units, fridge freezer, oven and gas hob, space for washing machine, dishwasher, gas fired radiator, uPVC doors to garden and uPVC double glazed window.

Landing

carpet flooring, loft access, suspended ceiling light

Bedroom One

Front facing with carpet flooring, suspended ceiling lighting, cupboard housing hot water cylinder, built in drobes and dressing table, gas fired radiator

Bedroom Two

Rear facing with carpet flooring, suspended ceiling lighting, gas fired radiator

Bathroom

3 piece white suite, pedestal wash hand basin, panel bath with shower over, gas fired radiator and frosted uPVC window, part tile walls and vinyl floor

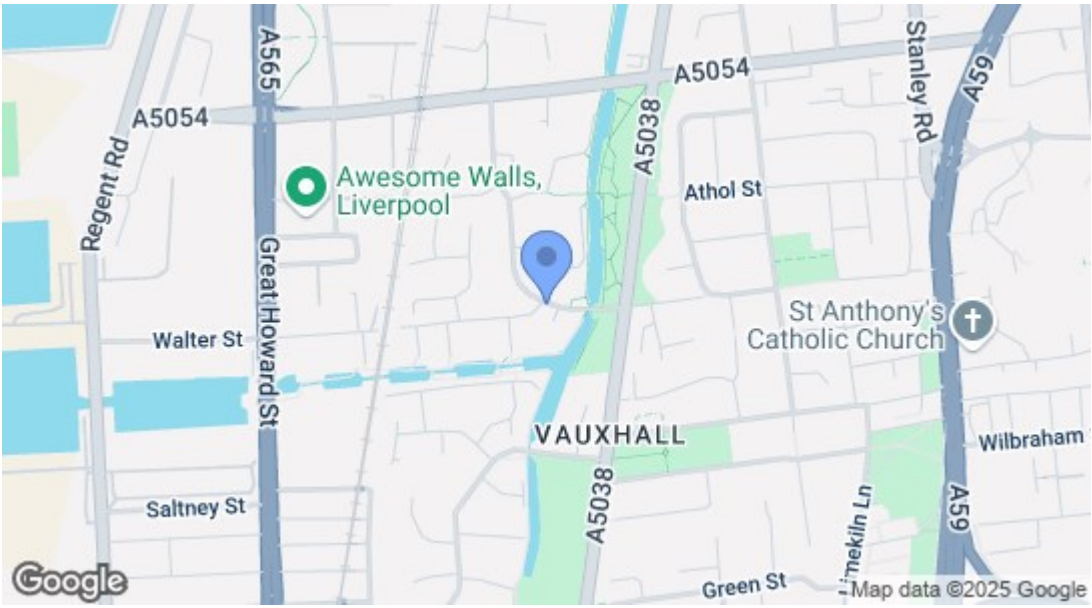
Parking

There is parking to the front of the property for obne car and on street parking also

Rear Garden

flagged patio with shrubed and lawned area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 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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