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SALES | LETTINGS | MANAGEMENT



## 19 Rymer Grove, Liverpool, L4 5ST

£100,000

Welcome to this charming terraced house located on Rymer Grove in the vibrant city of Liverpool. This delightful property is an excellent opportunity for both first-time buyers and investors, as it comes with no chain involved, allowing for a smooth and swift purchase.

The house features two spacious double bedrooms, perfect for accommodating family or guests. The family bathroom is well-appointed, ensuring comfort and convenience for everyday living. The two reception rooms provide ample space for relaxation and entertaining, making it easy to host friends and family.

The fitted kitchen is functional and ready for your culinary adventures, while the ground floor W.C. adds an extra layer of convenience. The property benefits from uPVC double glazing, which not only enhances energy efficiency but also ensures a quiet and comfortable living environment. Additionally, the gas central heating system guarantees warmth during the cooler months.

Situated in a desirable area, this home is close to local amenities and transport links, making it an ideal choice for those looking to enjoy the best of Liverpool living. Whether you are looking to invest or seeking your first home, this property offers a wonderful blend of space, comfort, and potential. Do not miss the chance to make this lovely house your own.

### Enclosed Porch

With door leading to front lounge.

### Front lounge

12'3" x 12' (3.73m x 3.66m )



With feature fireplace, radiator, uPVC double glazed window to front elevation, laminate flooring.

### Rear Lounge

12'2 x 11' (3.71m x 3.35m )



With laminate flooring, uPVC double glazed door to rear yard, door to under stairs storage cupboard, feature fireplace, dado rail, door to kitchen, stairs to 1st floor

### Fitted Kitchen

11' x 6'8 (3.35m x 2.03m)



With range of matching wall and base units, Belfast sink, uPVC double glazed window to side elevation, integrated oven and four ring gas hob, door to ante space.

### Ante Space

With plumbed for washing machine and space for dryer, side door to rear yard, door to ground floor W.C.

### Ground floor WC



With white low level W.C., part tiled walls.

### Landing

With doors to both bedrooms.

### Front Bedroom 1

12'2 x 9'4 (3.71m x 2.84m)



With uPVC double glazed window to front elevation, double radiator, fitted part mirrored wardrobes and shelving with overhead storage.

### Rear Bedroom 2

12'3 x 10'6 (3.73m x 3.20m)

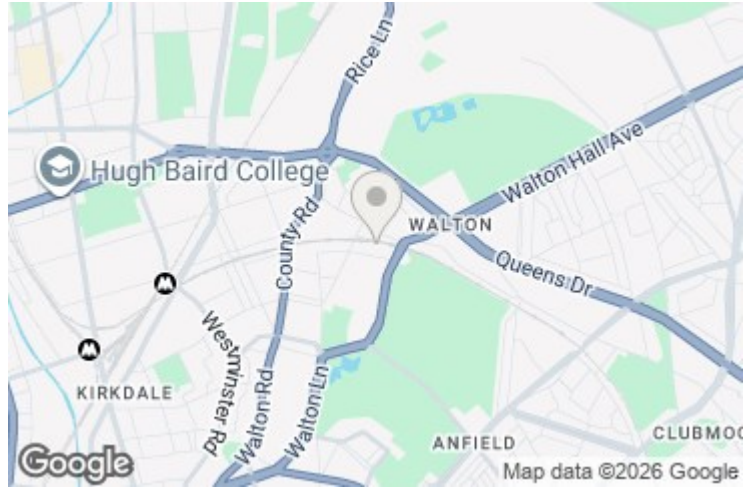


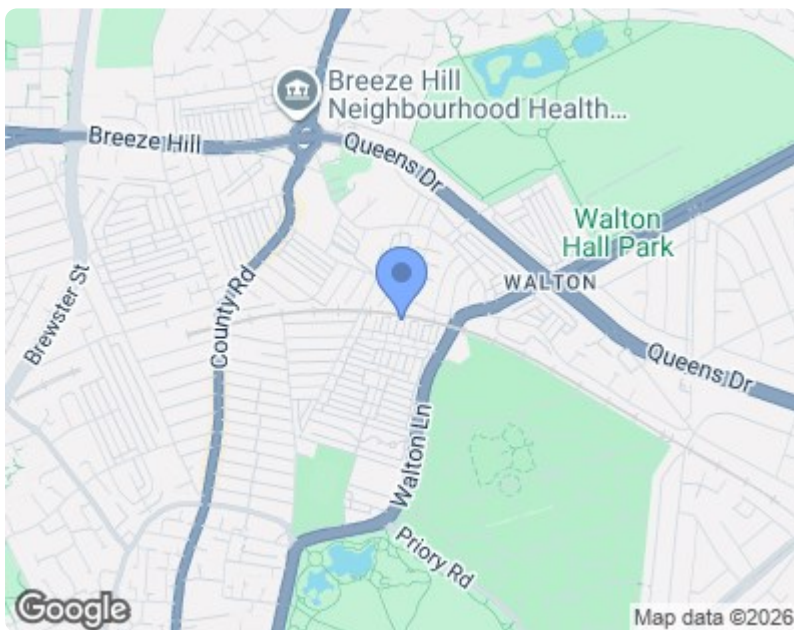
With wall mounted combi boiler to rear elevation, double radiator, uPVC double glazed window to rear elevation. Door to family bathroom

### Family Bathroom



With three piece white suite comprising of bath with mix tap and shower attachment, low level W.C., pedestal wash hand basin, tiled walls, uPVC frosted glass double glazed window to rear elevation, double radiator, towel rack radiator.





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			
<b>England &amp; Wales</b>		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) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	