



J&D ESTATE AGENTS
SALES | LETTINGS | MANAGEMENT



37 Robarts Road, Liverpool, L4 0TY

£950 Per month

Nestled on the charming Robarts Road in Liverpool, this delightful Victorian mid-terrace house offers a perfect blend of classic elegance and modern convenience. Spanning an impressive 947 square feet, the property boasts three well-proportioned bedrooms and two inviting reception rooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will be greeted by a newly refurbished interior that showcases a contemporary kitchen and a stylish bathroom featuring a four-piece white suite. The modern finishes throughout the home provide a fresh and welcoming atmosphere, ensuring comfort and functionality for everyday living.

The property also benefits from a rear yard, perfect for enjoying the outdoors or hosting gatherings with friends and family. Its prime location near Anfield Stadium adds to its appeal, offering easy access to local amenities and vibrant community life.

This charming home is a wonderful opportunity for anyone looking to settle in a lively area of Liverpool while enjoying the character and charm of a Victorian property. Don't miss the chance to make this lovely house your new home.

Hallway



With stairs leading to 1st floor

Front Lounge



Having uPVC double glazed bay window, double radiator

Rear Lounge



Having uPVC double glazed window to rear elevation, open archway to kitchen, double radiator.

Modern fitted kitchen



With range of matching wall and base units with rolled edged work surfaces, single drainer stainless steel sink unit, integrated oven and hob, plumbed for washing machine, door to rear yard, uPVC double glazed window.

Landing

With doors to all 1st floor rooms.

Front Bedroom 1



Having uPVC double glazed window, double radiator

Rear Bedroom 2



Front Bedroom 3

Having uPVC double glazed window, double radiator.

Modern family bathroom

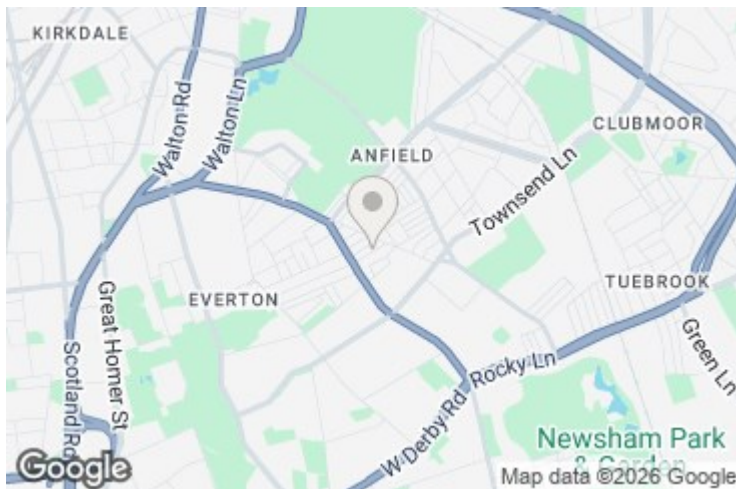


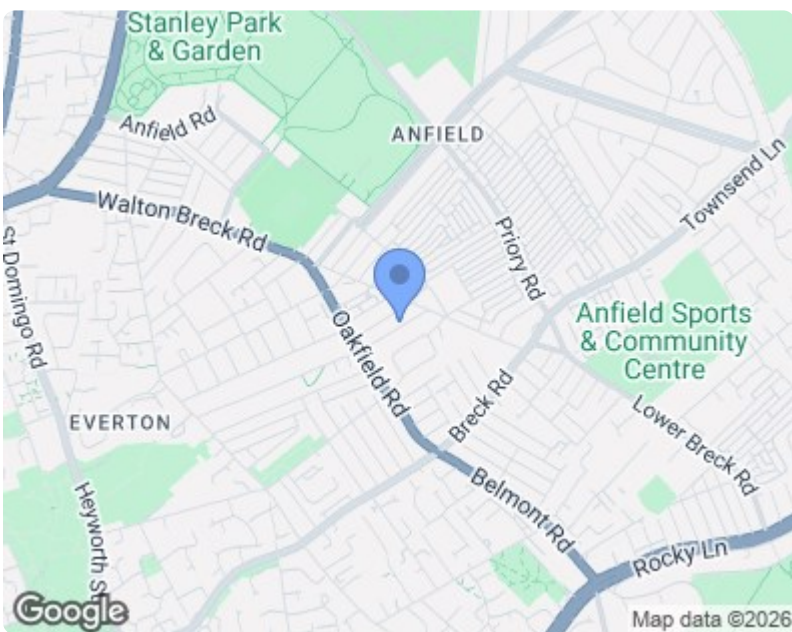
With four piece white suite comprising of panelled bath, built in shower cubicle with electric shower and glass door, low level W.C., radiator, uPVC double glazed frosted glass window.

Rear Yard



With walled boundaries, rear gate access with secure alley gate entry.





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			
England & Wales		EU Directive 2002/91/EC	
		67	85

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	
		65	82