

## 12 Netherby Street, Liverpool, L8 4RX

### Offers Over £190,000

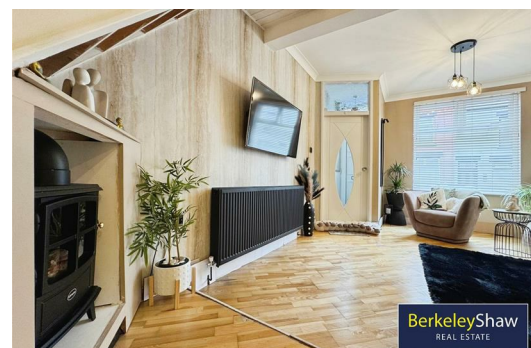
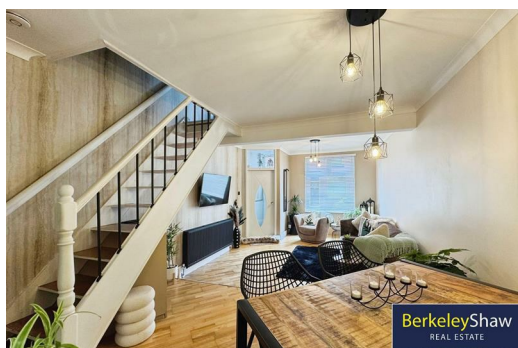
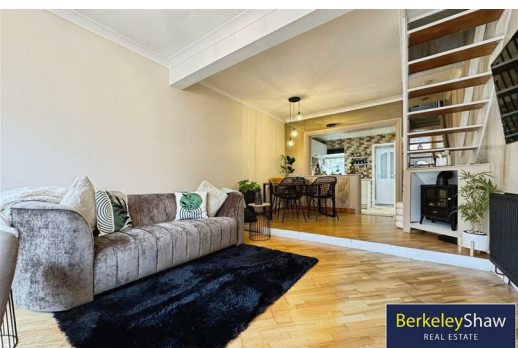
Fantastic Two Bedroom Mid-Terrace with Sun Terrace & River Views – Netherby Street, L8

This beautifully presented two-bedroom mid-terrace home occupies a fantastic position on Netherby Street, L8, offering an excellent opportunity for first-time buyers or investors looking to capitalise on the strong rental demand in the area.

The property enjoys good transport links and easy access into Liverpool City Centre, along with a wealth of nearby amenities including shops, schools, parks, and leisure facilities.

Stepping inside, a welcoming vestibule leads through to a stylish open-plan living and dining area, seamlessly connected to the modern fitted kitchen. Completing the ground floor is a contemporary shower room and a versatile lean-to, currently utilised as additional storage.

Upstairs, the master bedroom is beautifully finished and fitted with mirrored wardrobes. The second double bedroom also boasts fitted storage and opens through double doors onto the incredible sun terrace, where you can enjoy uninterrupted views of the River Mersey.





## Front elevation

### Living/Dining Room

21'2" x 11'3" (6.5m x 3.4m)

A generous open-plan living and dining area featuring warm wood flooring and large windows that flood the space with natural light. The room benefits from a stylish wood-burning stove and a neutral palette, creating a welcoming atmosphere for relaxation or entertaining. The dining area comfortably accommodates a table and chairs and is open to the kitchen through a serving hatch, enhancing the sense of space and flow.

### Kitchen

9'10" x 6'0" (3.0m x 1.8m)

A compact kitchen with a stylish tiled floor and a feature brick-patterned tiled splashback. It is fitted with white cabinetry and integrated appliances, including an electric stove, and offers ample worktop space. The kitchen benefits from a door leading to a rear lean-to area, providing practical access to the outdoor space.

### Lean to

### Shower Room

A modern shower room featuring white wall tiling with decorative border tiles. It includes a corner shower enclosure with a glass door, a pedestal wash basin, and a close-coupled WC. A window provides natural light and ventilation to this practical space.

### Bedroom 1

10'8" x 8'8" (3.3m x 2.6m)

A bright and airy bedroom with mirrored built-in wardrobes that enhance the sense of space. The room is neutrally decorated and features two tall windows with curtains allowing plenty of natural light to fill the room.

### Bedroom 2

11'4" x 9'8" (3.5m x 3.0m)

A second bedroom featuring built-in cabinetry with a central alcove, perfect for a seating area or bedside table. The room opens directly onto the rear garden through French doors, creating a lovely connection between inside and outside spaces. The flooring is a darker tile, providing a modern and practical finish.

## Sun Terrace

A neatly enclosed rear garden with seating areas laid to artificial grass and surrounded by white fencing. The garden offers a private outdoor space, ideal for relaxing or entertaining, and benefits from decorative planting and well-maintained potted plants.

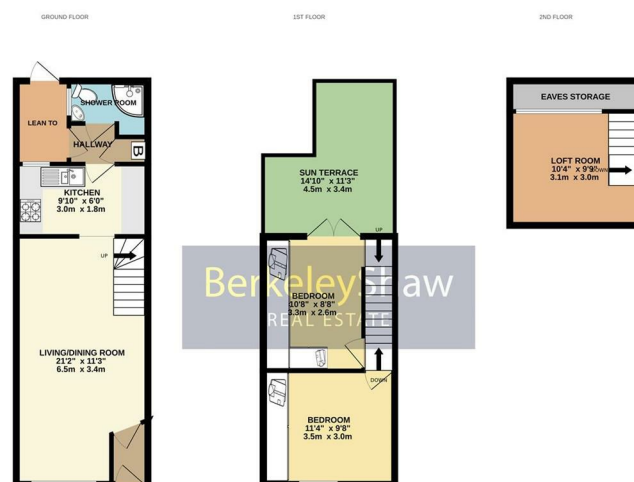
### Loft Room

10'4" x 9'9" (3.1m x 3.0m)

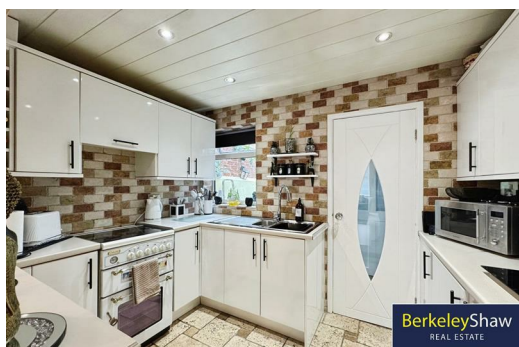
A cosy loft room on the second floor, featuring sloped ceilings and a large window that fills the space with daylight. The room's neutral decor and compact size make it suitable as a bedroom, study, or quiet retreat, with eaves storage providing additional practicality.

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		
	71	80
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		
(82 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The vendor, Berkeley Shaw Real Estate, does not warrant or guarantee the accuracy of the floorplans and any other items contained herein.



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