



11 Lyra Road, Liverpool, L22 0NT

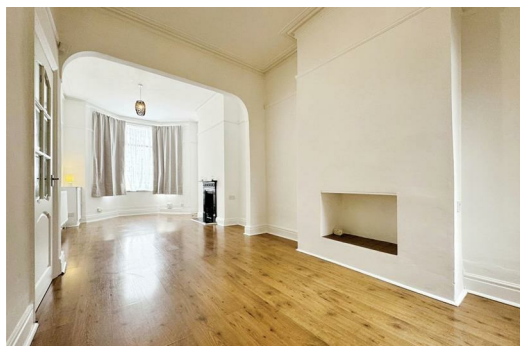
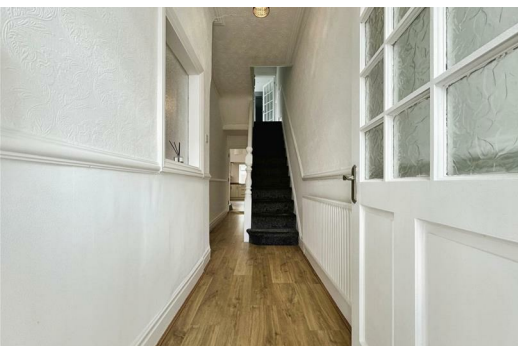
Offers Over £225,000

If you are searching for a spacious terrace in the heart of Waterloo, this could be the home for you!

Berkeley Shaw Real Estate is delighted to bring to the sales market this spacious three-bedroom mid terrace located on Lyra Road L22. This is an ideal purchase for a variety of buyers whether you want to take your first steps onto the property ladder, searching for an ideal investment opportunity or needing a home with three double bedrooms. The surrounding area boasts a wide variety of amenities with excellent transport links and a fantastic array of shops, bars restaurants & cafes all available just a short walk away.

Set out across three floors, the accommodation briefly comprises; vestibule, inviting entrance hall, spacious bay fronted living room with ample space for dining and an open plan kitchen diner with a range of integrated appliances and double doors out to the rear yard. The first floor boasts two double bedrooms and a spacious four-piece bathroom. Rising to the top floor, the landing provides access to a further double bedroom with storage cupboard. This space has fantastic potential for further conversion with the opportunity to add a further bathroom. Externally, the property boasts a paved front garden and rear yard with an outbuilding. Further benefits to the property include no onward chain, gas central heating & double glazing.

Get in touch straight away to book a viewing before this is snapped up!



Vestibule

Timber frame double doors into vestibule.

Entrance hall

Radiator, laminate floor, stairs to first floor & storage cupboard.

Living room

Double glazed windows to front & rear elevation, 2 x radiators, laminate floor & gas fire with cast iron surround.

Dining area

Laminate floor, radiator, UPVC 'French' style doors to yard & open aspect to kitchen.

Kitchen

Range of wall & base units, double glazed window, gas burning hob, extractor hood, electric oven & stainless steel sink with drainer.

Landing

Stairs to upper floor

Bedroom 1

2 x double glazed windows radiator & covings.

Bedroom 2

Double glazed window & radiator.

Bathroom

2 x double glazed windows, WC, basin, walk in shower, bath & vertical radiator.

Upper landing

Velux window.

Bedroom 3

Double glazed window, radiator & storage cupboard.

Externally

Walled, gated & paved front garden. Paved rear yard with outbuilding.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is the property of Berkeley Shaw and should be used only for the prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is made with respect to their operation or efficiency can be given. Made with Hogenes CDD4



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