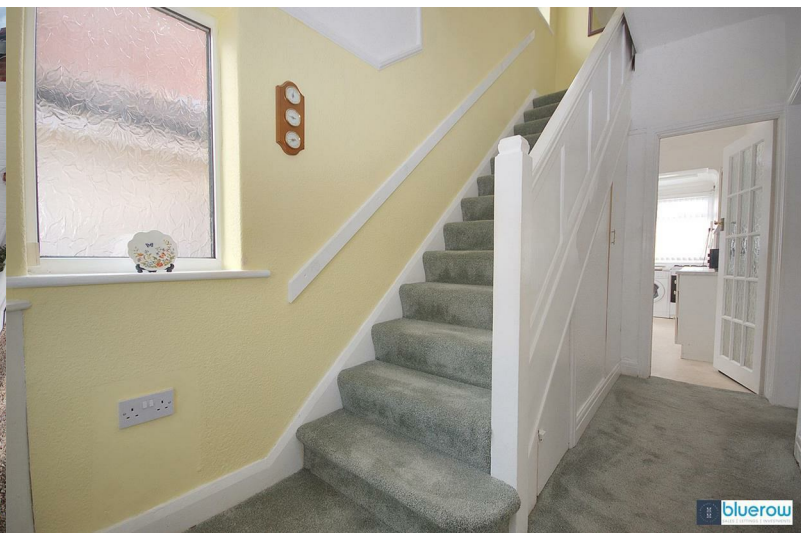




# 8 Wylva Avenue

, Liverpool, L23 0TH

£250,000



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## Ground Floor

### Porch

UPVC double glazed door and windows to front and side elevation, carpet flooring.

### Entrance Hall

12'7 x 5'11 (3.84m x 1.80m)

Wooden framed frosted single glazed door to front elevation, radiator, UPVC double glazed window to side elevation, picture rail, under stairs storage.

### Dining Room

10'04 x 10'06 (3.15m x 3.20m)

UPVC double glazed window to front elevation, radiator, picture rail, electric wall mounted fire, carpet flooring.

### Lounge

18'01 x 10'7 (5.51m x 3.23m)

UPVC double glazed windows and door to rear elevation, carpet flooring, radiators, electric fire.

### Kitchen

15'01 x 6'02 (4.60m x 1.88m)

UPVC double glazed windows to side and rear elevations, , UPVC frosted double glazed door to side elevation, range of wall and base units, part tiled, stainless steel sink with chrome hot and cold taps, combi boiler.

## First Floor

### Landing

UPVC frosted double glazed window to side elevation, carpet stairs, loft access, picture rail.

## Bedroom One

9'5 x 12'1 (2.87m x 3.68m)

UPVC double glazed window to front elevation, radiator, carpet flooring, picture rails.

## Bedroom Two

10'03 x 10'4 (3.12m x 3.15m)

UPVC double glazed window to rear elevation, radiator, carpet flooring, picture rail, fitted storage cupboard.

## Bedroom Three

6'10 x 7'1 (2.08m x 2.16m)

UPVC double glazed window to front elevation, carpet flooring, radiator, picture rail.

## Bathroom

5'10 x 5'03 (1.78m x 1.60m)

UPVC frosted double glazed window to rear elevation, vinyl flooring, walk in shower, wash hand basin, WC, chrome towel rail.

## Externally

### Front Garden

Block paved driveway, side access, gravel borders.

### Rear Garden

Patio area, side access, mainly laid to lawn with path, mature shrubs and trees, south facing.



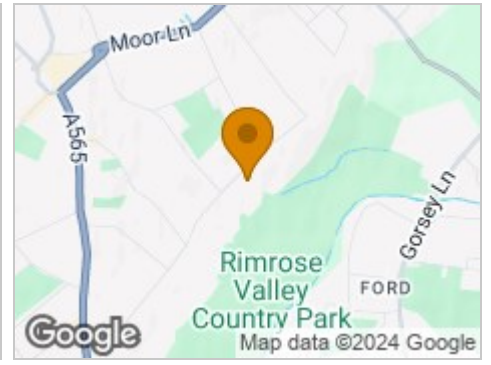
## Road Map



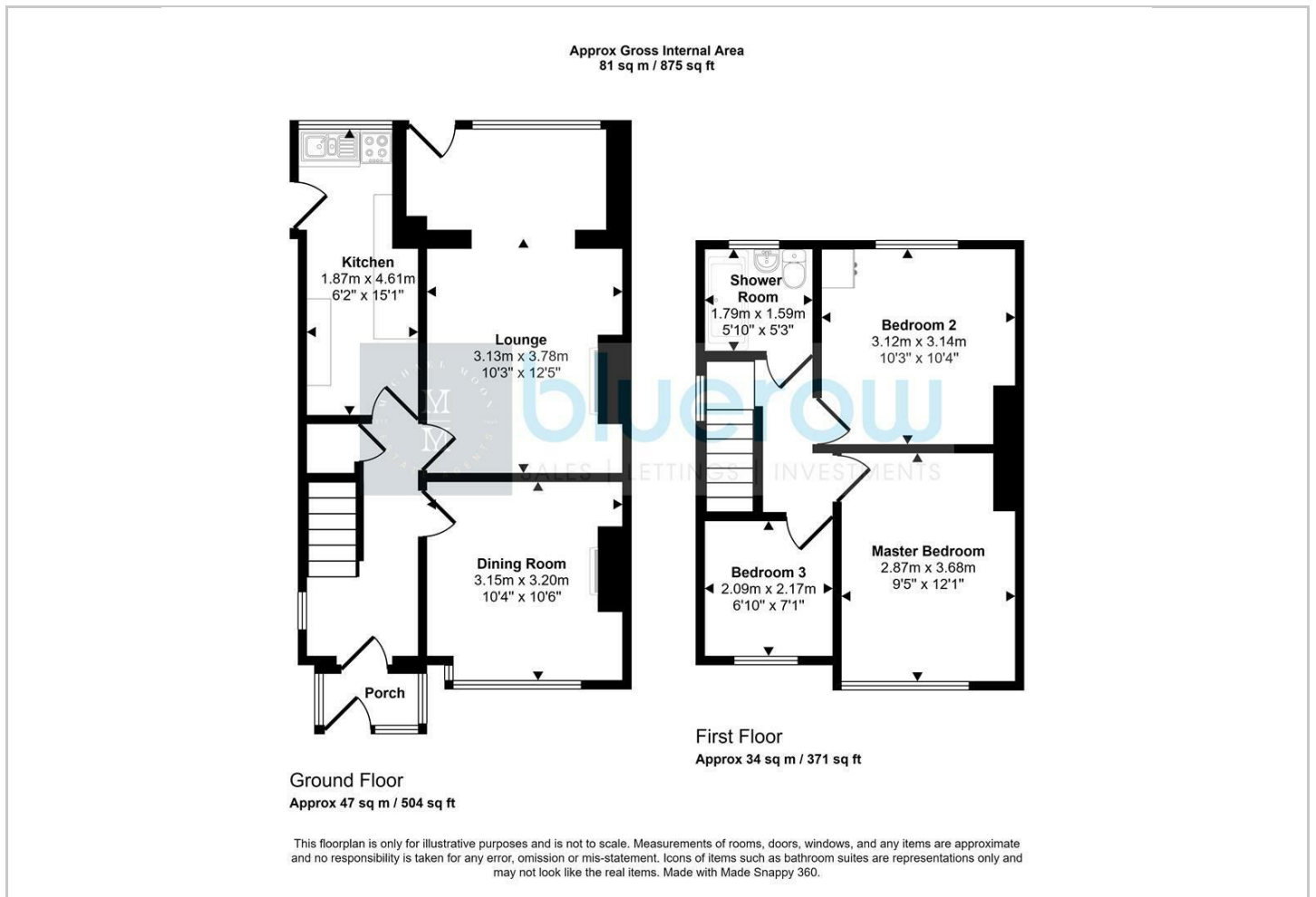
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.