



BerkeleyShaw

7 Byron Road, Liverpool, L31 0DB

Offers Over £280,000

****NO CHAIN**** This beautifully renovated 3-bedroom semi-detached home in the sought-after area of Lydiate. Impeccably finished throughout, this property boasts a high-quality standard of renovation and modern amenities, making it the perfect choice for growing families.

Step inside to discover a bright and spacious open-plan kitchen, living, and dining area, ideal for family gatherings and entertaining. The brand-new kitchen is equipped with top-of-the-range appliances, offering a sleek and stylish space for cooking and dining. The separate front lounge provides a peaceful retreat, perfect for relaxing after a busy day.

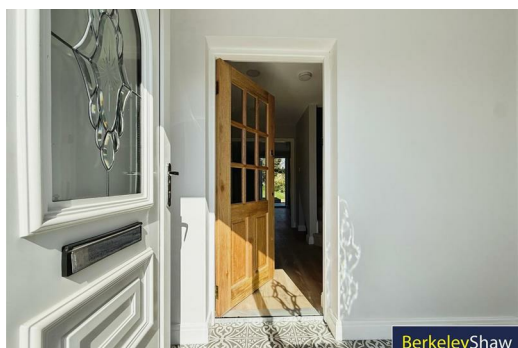
The property features a newly fitted family bathroom and a convenient downstairs shower room, both designed to the highest standards with contemporary fixtures and finishes. The home has been fully rewired, ensuring safety and efficiency, and a new boiler provides the comfort of central heating throughout.

Upstairs, you'll find three generous bedrooms, each offering ample space and natural light. The large, sunny garden is a standout feature, providing plenty of room for outdoor play, relaxation, and entertaining, with mature trees and plants offering privacy and tranquility.

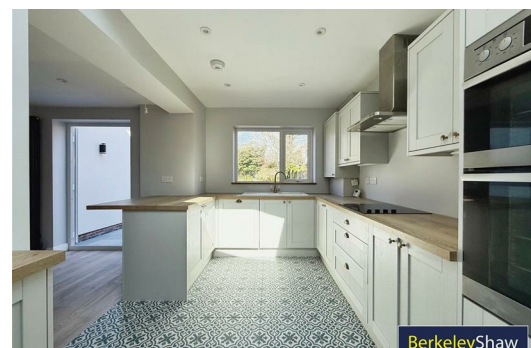
Outside, the driveway offers off-road parking for up to three cars, a real bonus in this desirable location. Situated in a quiet yet convenient area, the property is ideally placed for families, with excellent local schools and



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Porch
3'3" x 8'6" (1.00 x 2.60)

Hall
9'10" x 8'6" (3.00 x 2.60)

Downstairs Shower Room & WC
4'6" x 7'10" (1.39 x 2.40)

Living Room
12'9" x 11'1" (3.90 x 3.40)

Kitchen Area
13'5" x 7'10" (4.11 x 2.40)

Breakfast Area
11'2" x 8'6" (3.41 x 2.60)

Dining Room
8'2" x 11'1" (2.50 x 3.40)

Garden Room
7'6" x 11'1" (2.30 x 3.40)

Utility Room
3'11" x 7'10" (1.20 x 2.40)

Landing

Bedroom 1
11'6" x 6'6" (3.51 x 2.00)

Bedroom 2
9'5" x 11'1" (2.89 x 3.40)

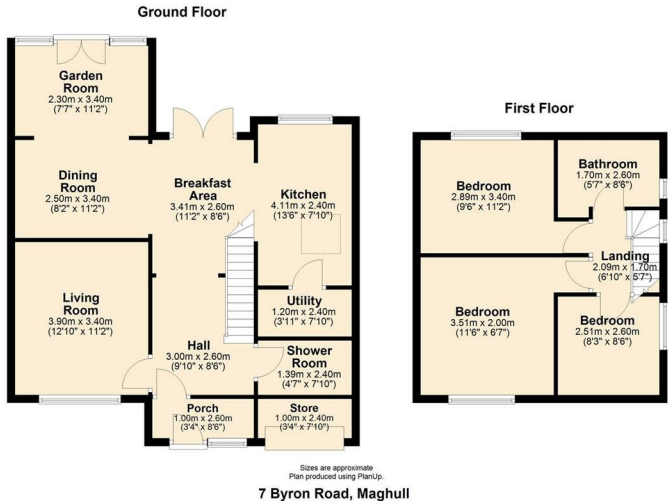
Bedroom 3
8'2" x 8'6" (2.51 x 2.60)

Bathroom
5'6" x 8'6" (1.70 x 2.60)

Bike/Bin Store
3'3" x 7'10" (1.00 x 2.40)
Lighting, Electrics and Water Tap.

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			72
(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		
(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



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