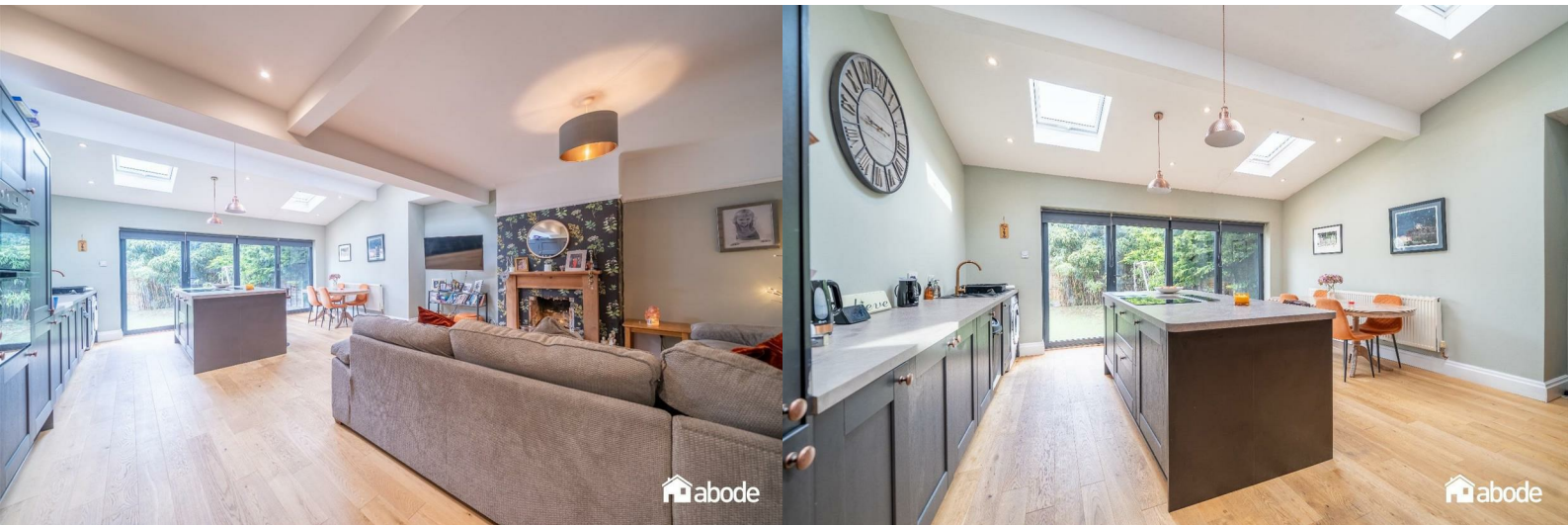




31 Sunnyside Road

Liverpool, L23 3AY

Offers over £350,000



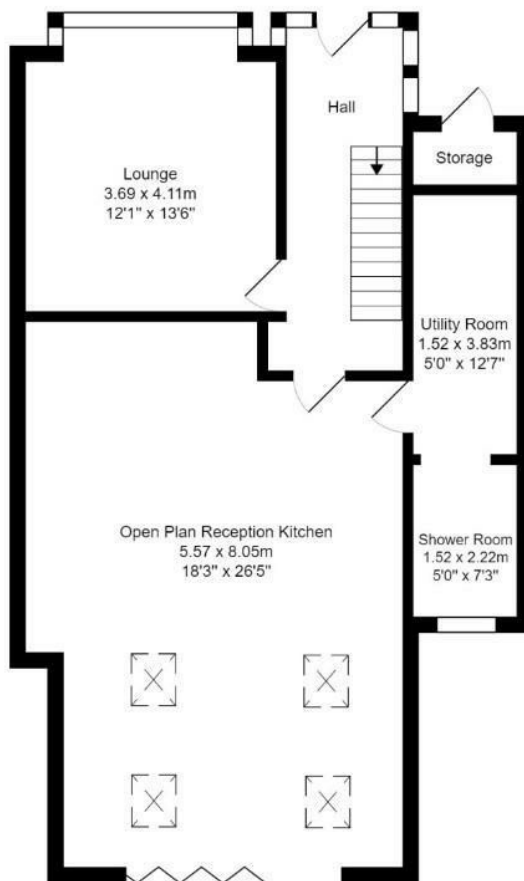
# 31 Sunnyside Road

Liverpool, L23 3AY

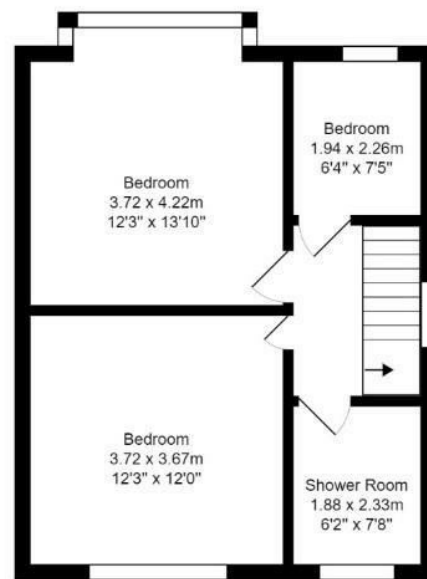
Offers over £350,000



Ground Floor



1st Floor



Total Area: 122.7 m<sup>2</sup> ... 1320 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





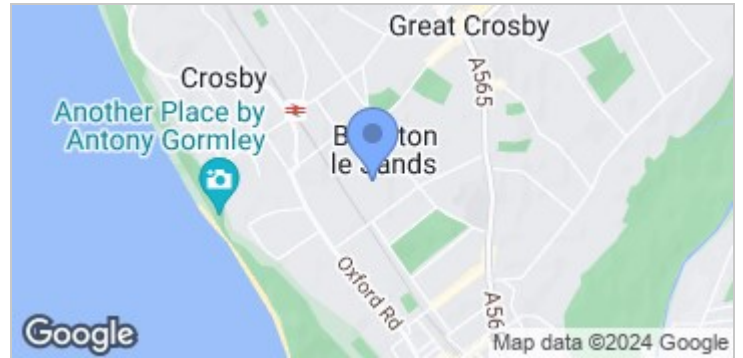
## Road Map



## Hybrid Map



## Terrain Map



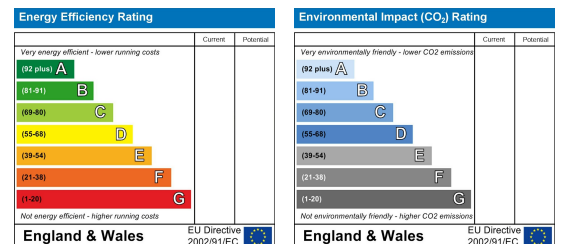
- **HIGHLY SOUGHT AFTER L23 LOCATION**
- **EXCELLENT LOCAL SCHOOLS**
- **STUNNING REAR EXTENSION**
- **LARGE OPEN PLAN KITCHEN/DINING & FAMILY ROOM**
- **MODERN FAMILY ROOM**
- **THREE BEDROOM FAMILY HOME**

## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Energy Efficiency Graph



82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003  
Email: crosby@abode-group.co.uk  
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003  
Email: allerton@abode-group.co.uk  
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402  
Email: formby@abode-group.co.uk  
Web: www.abode-group.co.uk