



## 26 Lyon Street

Garston, Liverpool, L19 8LA

**£110,000**



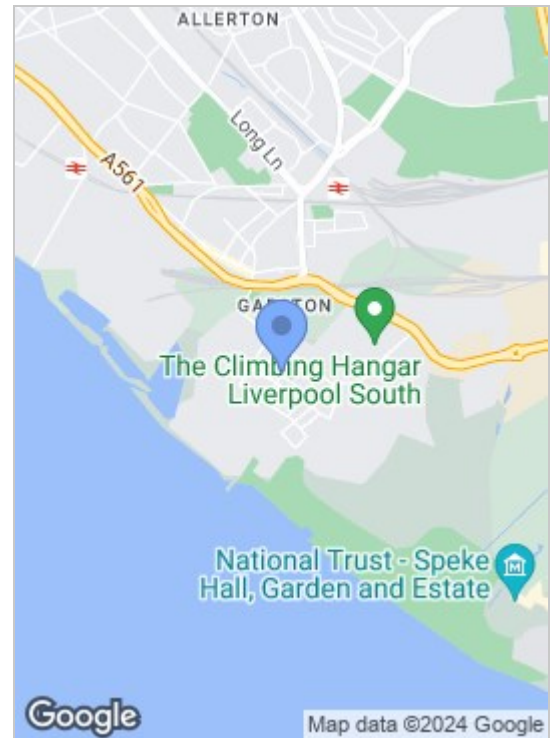
Nestled in the vibrant community of Garston, Liverpool, this charming property on Lyon Street presents an exciting opportunity for those looking to create their ideal home. With a layout that offers both space and potential, this house is ready for a modern touch to transform it into a contemporary residence. The ground floor features a generously sized lounge, a versatile dining room, and a spacious kitchen, all offering ample space for modernisation. Additionally, a convenient WC completes the ground floor layout.

Ascending to the first floor, you will find two well-proportioned bedrooms and a wet room that offers potential for a sleek, contemporary bathroom upgrade. The larger bedroom is notably spacious, providing a peaceful retreat with plenty of room for storage and personalisation. The second bedroom can serve as a guest room, home office, or child's bedroom.

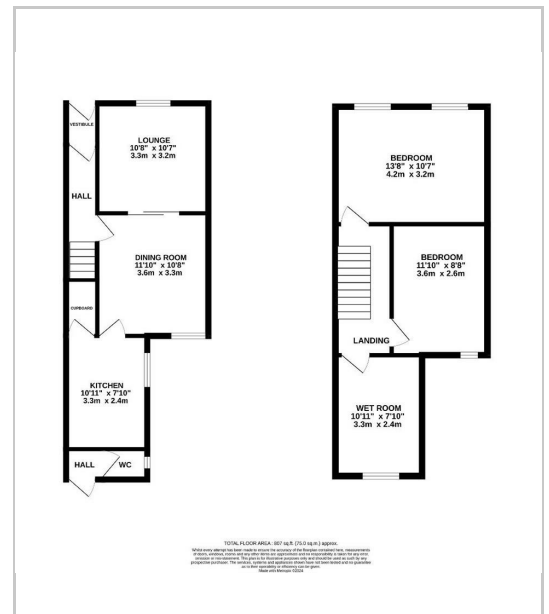
The property's location is a key highlight, situated in the heart of Garston with excellent local amenities. Families will appreciate the proximity to esteemed educational institutions such as Garston Church of England Primary School and St. Austin's Catholic Primary School. Transport links are robust, with Garston railway station providing easy access to Liverpool city centre and beyond, while nearby leisure options include the Speke and Garston Coastal Reserve and the New Mersey Shopping Park.



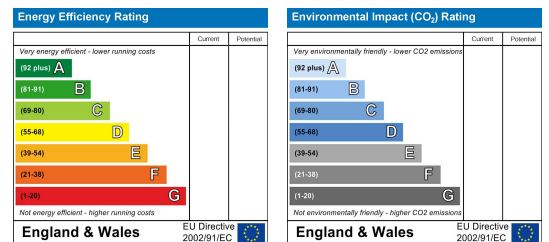
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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