

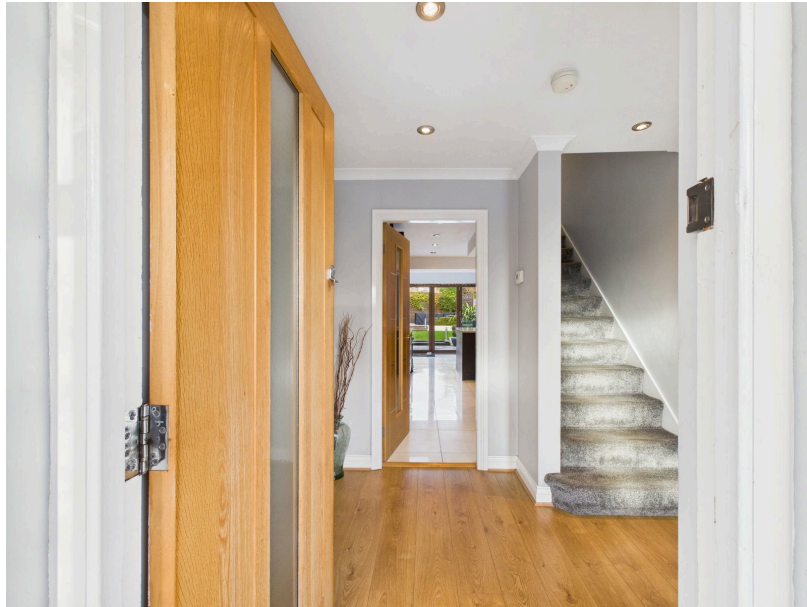


Ian Anthony
The Estate Agents

Byron Road, Lydiate, L31 0DB

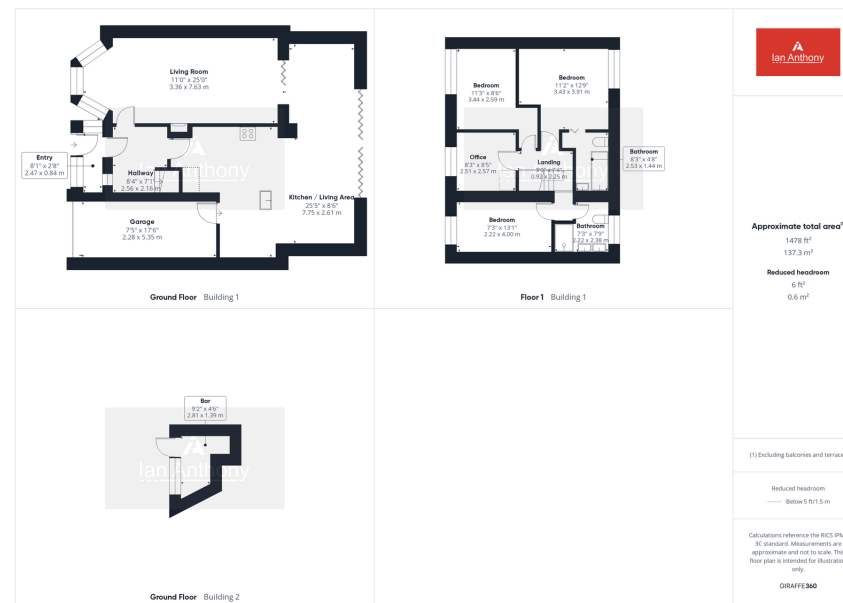
Guide Price £390,000

🛏️ 4 🚿 2 🚗 2



- SEMI-DETACHED FAMILY HOME
- SPACIOUS KITCHEN / DINER
- MASTER BEDROOM WITH EN-SUITE
- GARDENS FRONT & REAR
- OFF ROAD PARKING & INTEGRAL GARAGE
- LIVING ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- GARDEN BAR
- POPULAR RESIDENTIAL LOCATION





Beautifully presented four-bedroom semi-detached home in a sought-after Lydiate location, close to local schools, shops and transport links. The property features a welcoming entrance hall, cosy front living room with bay window, and an impressive open-plan kitchen/living/dining space with skylights, bi-fold doors and high-quality integrated Neff appliances. Upstairs offers a spacious master bedroom with en-suite, three further versatile bedrooms and a modern family bathroom with walk-in shower and double vanity. Externally, there is a low-maintenance front garden with driveway parking, an integrated garage with utility space, and an attractive enclosed rear garden with patio, lawn and outdoor bar area—perfect for entertaining. A stylish, move-in-ready family home.

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- Smart meters
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

3 Byron Road Lydiate LIVERPOOL L31 0DB		Energy rating
Valid until 3 December 2035	Certificate number 9027-0204-3605-1403-1600	
Property type	Semi-detached house	
Total floor area	124 square metres	

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.