



9 Lyra Road , Liverpool, L22 0NT

Offers in the region of £290,000



Nestled on the charming Lyra Road, this impressive mid-terrace house presents a wonderful opportunity for families or individuals seeking a spacious and comfortable living environment. Built in 1888, the property has been thoughtfully maintained and upgraded, featuring a new roof installed in October 2023 and modern windows that are just eight months old, ensuring both aesthetic appeal and energy efficiency.

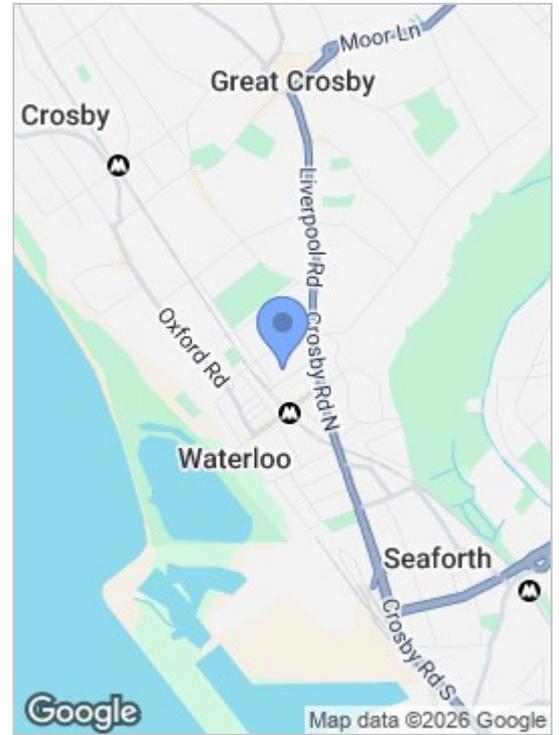
Upon entering, you are welcomed by a bright hallway that leads to two inviting reception rooms. The front reception room is ideal for entertaining guests, while the rear snug room offers a cosy retreat for relaxation. The ground floor also boasts a delightful morning room and a separate kitchen, providing ample space for family gatherings and culinary adventures.

The first floor is home to two generous double bedrooms, a charming cot room, and a well-appointed shower room, catering to the needs of all family members. Ascend to the top floor, where you will discover two additional bedrooms, perfect for guests, a home office, or play areas, allowing for flexibility in how you choose to utilise the space.

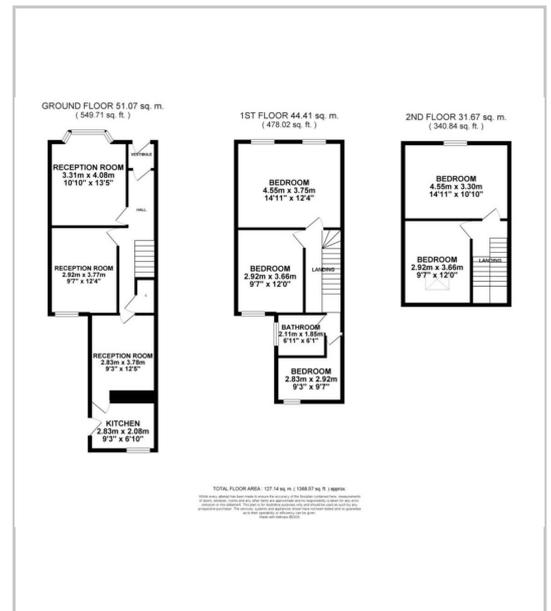
Externally, the property features a good-sized rear yard, perfect for outdoor activities or summer barbecues, alongside a front garden that enhances the overall charm of the home. With a serviced boiler that is only five



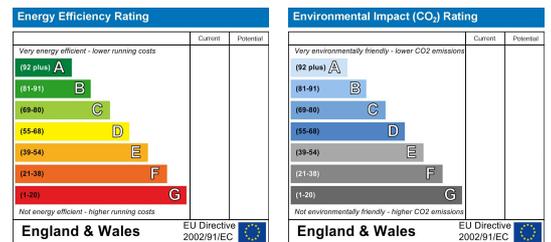
Area Map



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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