

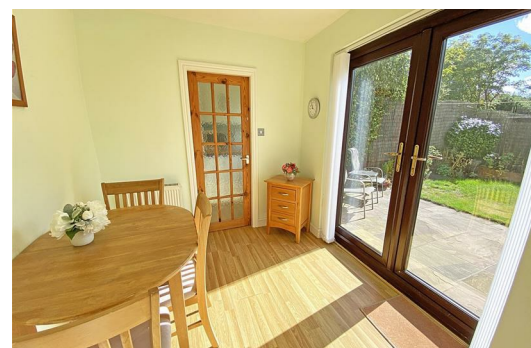


## 10 Byron Road, Liverpool, Merseyside L23 8TH

Offers In Excess Of £250,000

BERKELEY SHAW are delighted to offer for sale this TWO BEDROOM family home, located in this ever-popular residential area of Blundellsands, close to local shops, shops and transport links. This home offers light and airy accommodation throughout with an entrance hall, two reception rooms, kitchen, downstairs utility and WC. To the first floor there are three bedrooms and a large shower room.

There is a large driveway and garage. The rear garden is laid to lawn and shrubs. An internal viewing is highly recommended. Please call 0151 924 6000 to book your appointment.



## Porch

5'2" x 2'7" (1.6 x 0.8)

UPVC front door, tiled floor

## Hall

14'1" x 2'11" (4.3 x 0.9)

Leaded door, radiator

## Front Lounge

Front lounge connecting to rear lounge, radiator

## Rear Lounge

10'5" x 12'5" (3.2 x 3.8)

Rear lounge connecting to front lounge, radiator, stone fireplace and flame effect fire, UPVC patio doors, storage cupboard

## Kitchen Dinner

7'10" x 19'0" (2.4 x 5.8)

Range of modern wall and base units, stainless steel sink with mixer tap, electric hob, electric oven, radiator, laminate floor, UPVC double glazed window x 2, UPVC double glazed patio doors to rear garden.

## Utility and WC

7'2" x 5'6" (2.2 x 1.7)

Range of wall and base units, space for fridge and washing machine, WC, radiator,

## Bedroom 1

13'9" x 10'5" (4.2 x 3.2)

Fitted wardrobes, UPVC windows, radiator

## Bedroom 2

12'1" x 8'6" (3.7 x 2.6)

Fitted wardrobes, UPVC windows, radiator

## Bathroom

10'2" x 6'6" (3.1 x 2.0)

Low level WC, sink with vanity unit, large shower cubicle, UPVC double glazed window, fully tiled walls.

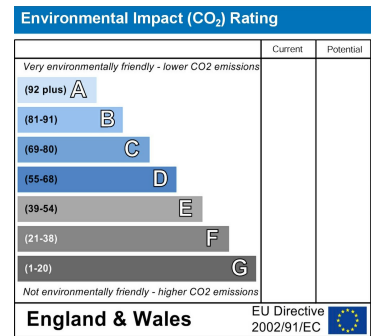
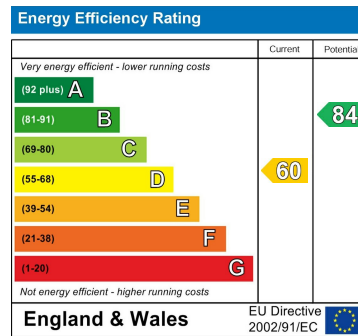
## Outside

To the front of the property, there is a paved driveway with parking for several vehicles and a garage. To the rear of the property, there is a flagged area, lawn and mature shrubs

## Garage

18'4" x 9'10" (5.6 x 3.0)

## UPVC window and door, electric points



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