



31 Lyra Road, Waterloo, L22 0NT

Offers Over £250,000

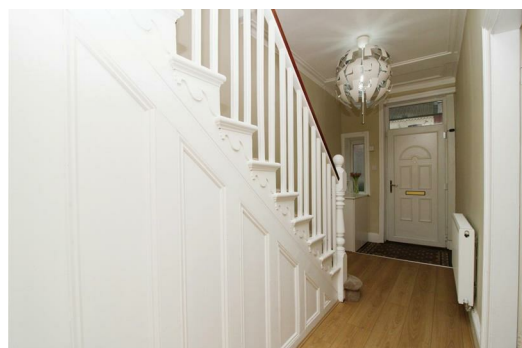
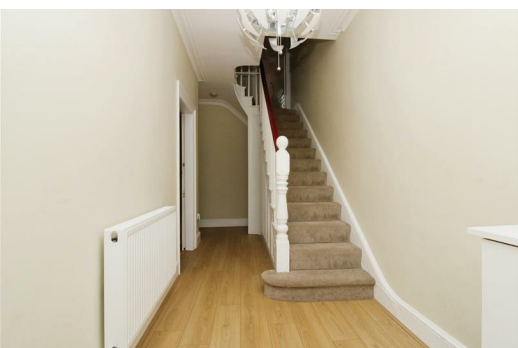
If you are in the market for a generous family home, this spacious terraced home located on Lyra Road L22 could be the ideal home for you!

Berkeley Shaw Real Estate is delighted to bring to the sales market this four-bedroom mid terrace situated in the heart of Waterloo. The area is highly sought after and boasts an excellent variety of amenities with excellent shopping facilities, a range of restaurants, cafes, bars & superb transport links via both road and rail giving easy access to Liverpool City Centre and surrounding areas. The fantastic range of amenities makes this the ideal buy for a variety of buyers whether you are a family looking to take advantage of the local schools or a commuter.

Set out across three floors, the accommodation briefly comprises; spacious entrance hall with under stairs storage. From here, you access the spacious living room with log burning stove, to the rear is a well-presented dining room with 'French' doors to the rear garden/yard. Completing the ground floor layout is a morning room, fitted kitchen and utility area. This space has fantastic potential for further development and gives buyers the opportunity to put their own stamp on the property. Rising to the first floor, the landing with impressive balustrades, gives access to three well-proportioned bedrooms and a modern four-piece bathroom. The upper floor provides a further double bedroom & storage room. Externally, the property boasts a walled and gated front garden. To the rear is a spacious garden with a lawned area. Further benefits include gas central heating and double glazing.

Get in touch straight away to arrange a viewing before this is snapped up!

Tenure: Freehold Council tax: B



Entrance hall

Part tiled & laminate flooring, storage cupboard, double glazed window & radiator.

Living room

2 x double glazed windows, laminate floor, radiator & log burning stove.

Dining room

Laminate floor, radiator, feature fire, UPVC 'French' doors & coving.

Morning room

Double glazed window, radiator, open aspect to kitchen area & double glazed window.

Kitchen

Range of wall & base units, stainless steel sink with drainer and mixer tap, 2 x double glazed windows, tiled splash back, electric hob & electric oven.

Utility room

Space for washing machine, space for tumble dryer, door to garden & double glazed window.

Landing

Bedroom 1

Radiator, picture rail & double glazed window.

Bedroom 2

Double glazed window, radiator & feature fireplace.

Bedroom 3

Double glazed window & radiator.

Upper landing

Velux window, access to bedroom 4 & storage cupboard.

Bedroom 4

Double glazed window & radiator.

Bathroom

Double glazed window, cupboard housing combi boiler, shower unit, bath, WC, basin, part tiled walls & towel radiator.

Externally

Walled and gated front garden. Walled rear garden with lawned area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1506 sq. ft. (139.9 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual contents and dimensions shown have not been tested and no guarantee is given in relation to the accuracy of the floor plan.
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