



34 Wylva Avenue, Liverpool, L23 0TH

£220,000

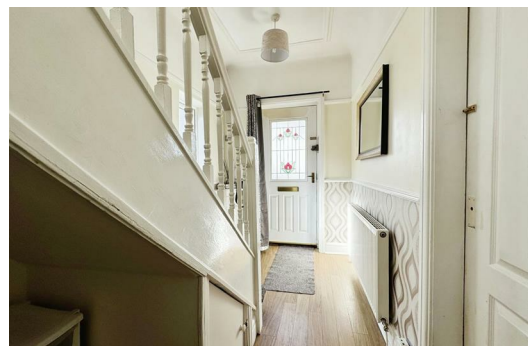
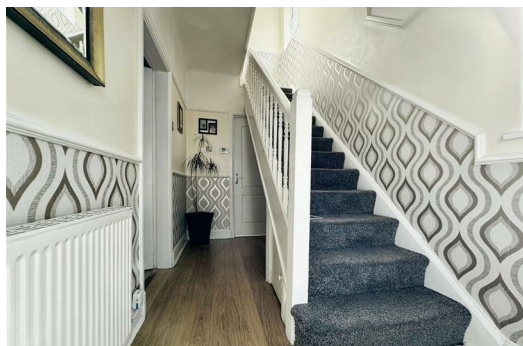
Nestled in the desirable Wylva Avenue of Crosby, L23. This charming three-bedroom semi-detached house is a gem waiting to be discovered.

Set out across two floors, the accommodation briefly comprises; inviting entrance hall, through living/dining room reception, ideal for entertaining or relaxing with loved ones and a fitted kitchen offering views out across the garden. This property offers a comfortable and spacious living environment. Rising to the first floor, the landing provides access to three generously-sized bedrooms and a three-piece bathroom.

The generous gardens to the rear of the house present an exciting opportunity for those with a vision, as there is fantastic potential to extend the property (subject to necessary permissions), creating a bespoke space tailored to your needs. Imagine summer barbecues, children playing, or simply unwinding in your own private oasis.

Perfect for first-time buyers looking to step onto the property ladder or families seeking a welcoming home, this residence ticks all the boxes. The off-street parking for one car ensures convenience, while the detached garage at the rear provides additional storage space or potential for a workshop or garden room.

Viewing is essential to appreciate the potential of this fantastic family home.



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		
	EU Directive 2002/91/EC	86
England & Wales		

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		
	EU Directive 2002/91/EC	
England & Wales		



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

