BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

8 Byron Road, Liverpool, L23 8TH

£325,000

A rare opportunity to buy a FREEHOLD CHARACTER home in the heart of Blundellsands which is ideal for families with 2 driveway PARKING spaces, GARDEN, downstairs WC and Utility. Offered with NO CHAIN and recently renovated including BRAND NEW KITCHEN & LOG BURNER this property provides everything for a comfortable family home. With excellent local schools, walking distance to Crosby BEACH and close to Blundellsands TRAIN station this is a convenient and sought after location where this type of home is hard to find.

On entering there is a bright and welcoming hallway through to the dining room with wrought iron ornamental fireplace, open through to to the lounge space with NEW log burning stove, wooden mantel piece and slate hearth. The stunning NEW kitchen has GRANITE work surfaces and splash backs, eye level oven, gas hob and integrated dishwasher. There is an archway leading through to family room with sky lantern and door to sunny rear garden. There is a handy downstairs WC and UTILITY room to keep noisy appliances out of the way.

Upstairs there is a spacious master bedroom to the front aspect, another double room to the rear and a single currently utilised as a HOME OFFICE. The bathroom benefits form a full-size bath and over shower, storage sink unit and WC.

Outside to the front is a driveway parking for two modern cars, gate through to a mature and sunny walled garden with decked patio, Abor seating area and grass lawn.

Located in popular Blundellsands this family home is in a prime location for schools, Crosby beach, train station and West Lancashire GOLF Course. With local independent shops and cafes in walking distance this home has everything one could desire on your doorstep.

Hall

Dining Room
Wrought iron ornamental fireplace, window to front aspect and open to lounge area.

Lounge
Window to rear aspect, open to dining space and door through to kicthen.

Kitchen
New kitchen with a range of new base and high-level fitted cupboards, granite work surfaces and splashbacks, integrated dishwasher, eye-level oven, gas hob with over extractor. Sink with window to garden area.

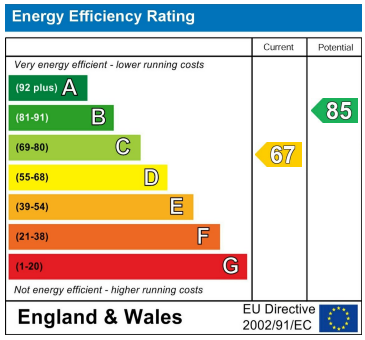
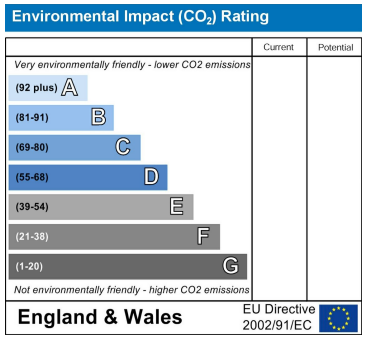
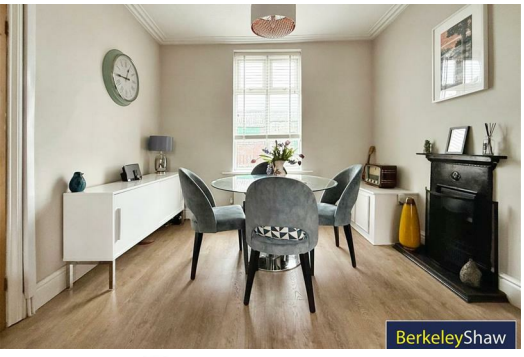
Family Room
Sky Lantern, windows and door to rear garden area. Door through to utility area, downstairs WC and kicthen

Utility
Range of fitted units with plumbing for washing machine and door to WC. Stable door to garden and window. Wooden wall shelves, stainless steel sink with drainer.

Downstairs WC

Bedroom 1
DOUBLE with window to front aspect.

Bedroom 2
DOUBLE to the rear aspect.

Bedroom 3
SINGLE with window to rear aspect.

Bathroom
Full-size bath with over shower, wooden storage sink and WC. Obscured window to rear aspect.