



**BerkeleyShaw**

## 7 Byron Road, Liverpool, L31 0DB

**Offers Over £280,000**

**\*\*NO CHAIN\*\*** This beautifully renovated 3-bedroom semi-detached home in the sought-after area of Lydiate. Impeccably finished throughout, this property boasts a high-quality standard of renovation and modern amenities, making it the perfect choice for growing families.

Step inside to discover a bright and spacious open-plan kitchen, living, and dining area, ideal for family gatherings and entertaining. The brand-new kitchen is equipped with top-of-the-range appliances, offering a sleek and stylish space for cooking and dining. The separate front lounge provides a peaceful retreat, perfect for relaxing after a busy day.

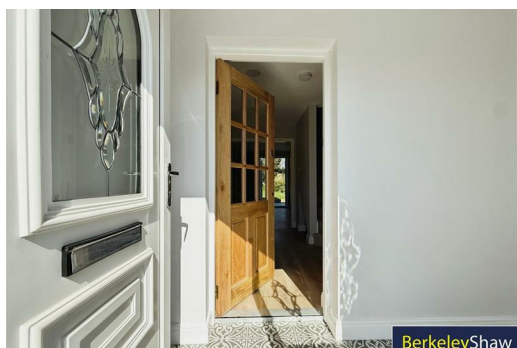
The property features a newly fitted family bathroom and a convenient downstairs shower room, both designed to the highest standards with contemporary fixtures and finishes. The home has been fully rewired, ensuring safety and efficiency, and a new boiler provides the comfort of central heating throughout.

Upstairs, you'll find three generous bedrooms, each offering ample space and natural light. The large, sunny garden is a standout feature, providing plenty of room for outdoor play, relaxation, and entertaining, with mature trees and plants offering privacy and tranquility.

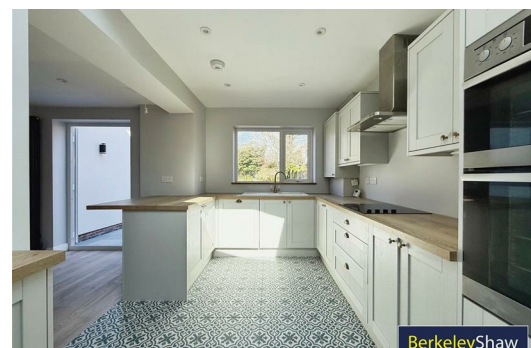
Outside, the driveway offers off-road parking for up to three cars, a real bonus in this desirable location. Situated in a quiet yet convenient area, the property is ideally placed for families, with excellent local schools and



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**Porch**  
3'3" x 8'6" (1.00 x 2.60)

**Hall**  
9'10" x 8'6" (3.00 x 2.60)

**Downstairs Shower Room & WC**  
4'6" x 7'10" (1.39 x 2.40)

**Living Room**  
12'9" x 11'1" (3.90 x 3.40)

**Kitchen Area**  
13'5" x 7'10" (4.11 x 2.40)

**Breakfast Area**  
11'2" x 8'6" (3.41 x 2.60)

**Dining Room**  
8'2" x 11'1" (2.50 x 3.40)

**Garden Room**  
7'6" x 11'1" (2.30 x 3.40)

**Utility Room**  
3'11" x 7'10" (1.20 x 2.40)

**Landing**

**Bedroom 1**  
11'6" x 6'6" (3.51 x 2.00)


**Bedroom 2**  
9'5" x 11'1" (2.89 x 3.40)


**Bedroom 3**  
8'2" x 8'6" (2.51 x 2.60)

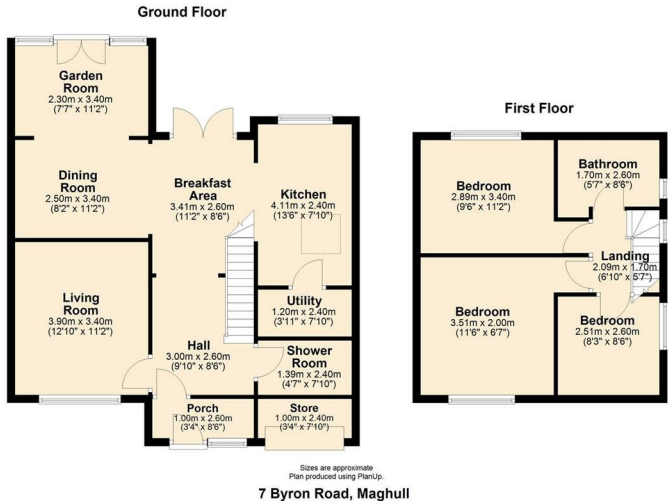
**Bathroom**  
5'6" x 8'6" (1.70 x 2.60)

**Bike/Bin Store**  
3'3" x 7'10" (1.00 x 2.40)

Lighting, Electrics and Water Tap.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>72</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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Company No. 05206927

