



24 Wylva Avenue

, Liverpool, L23 0TH

Asking price £300,000



This extended three-bedroom semi-detached home is presented in immaculate condition, making it an ideal choice for families or professionals seeking a comfortable living space. Upon entering, you are welcomed by a charming porch that leads into a cosy front lounge.

The heart of the home is the open-plan kitchen, dining, and seating area, which is designed for modern living and entertaining. This space is complemented by a separate utility room and a convenient WC, ensuring practicality for everyday life. The French doors seamlessly connect the interior to the south-west facing garden, allowing natural light to flood the home and providing a delightful view of the outdoor space.

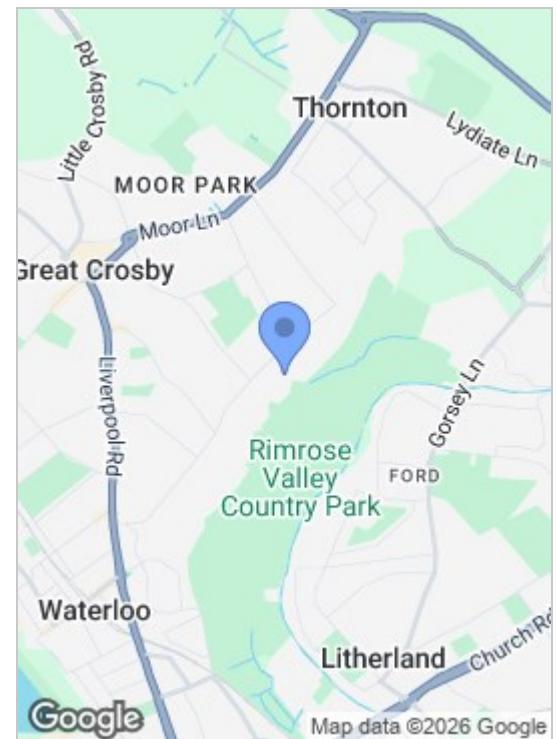
The garden features a brick-built outbuilding, which can serve as a games room or a home office, catering to various lifestyle needs. Additionally, there is a side area for storage, enhancing the functionality of the property.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat, along with a family bathroom that meets all your needs. Externally, the property boasts parking at the front, adding to its convenience.

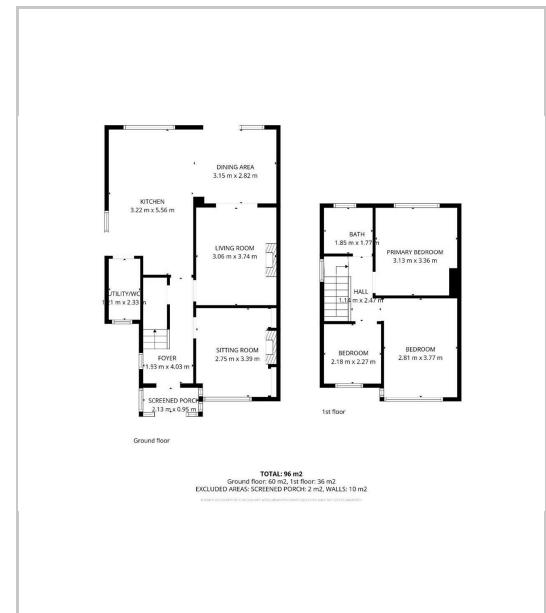
Situated in a quiet cul-de-sac, this home offers a serene environment while still being close to local amenities. This property is a wonderful opportunity for those looking to settle in a desirable area of Crosby.



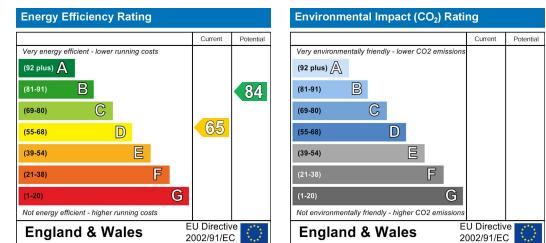
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk