



24 Wylva Avenue

Liverpool, L23 0TH

Asking price £300,000

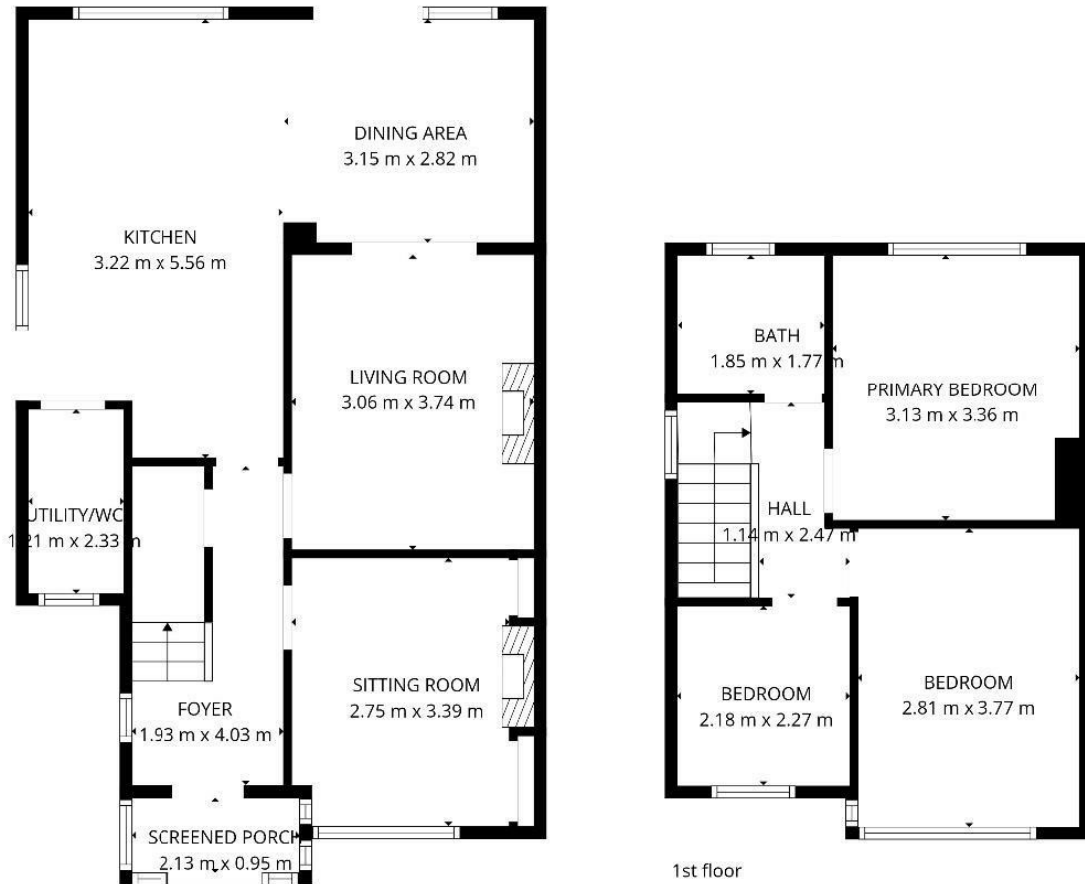
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Ground floor

1st floor

**TOTAL: 96 m<sup>2</sup>**

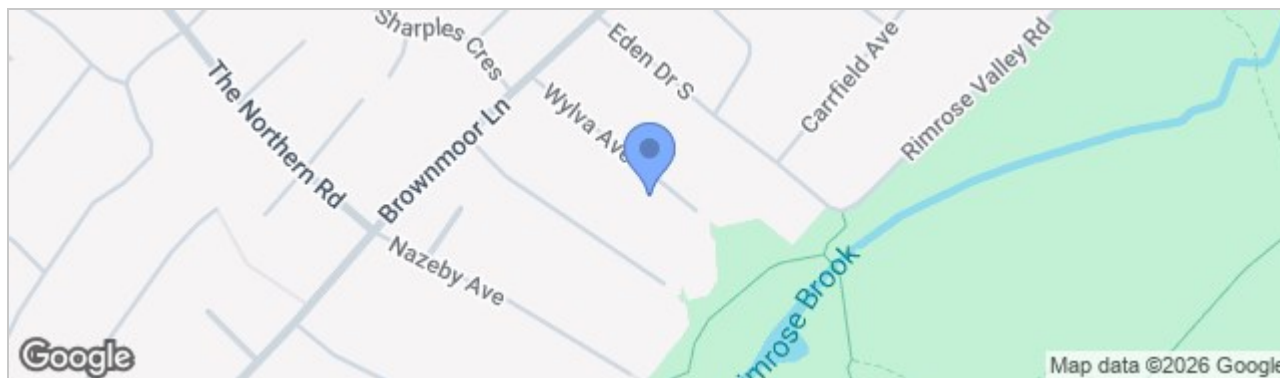
Ground floor: 60 m<sup>2</sup>, 1st floor: 36 m<sup>2</sup>

EXCLUDED AREAS: SCREENED PORCH: 2 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>

FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



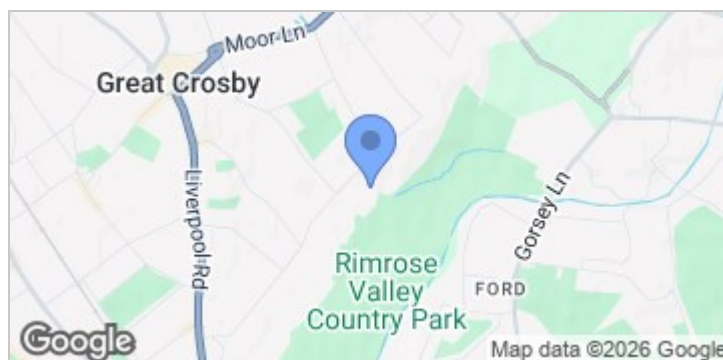
## Road Map



## Hybrid Map



## Terrain Map



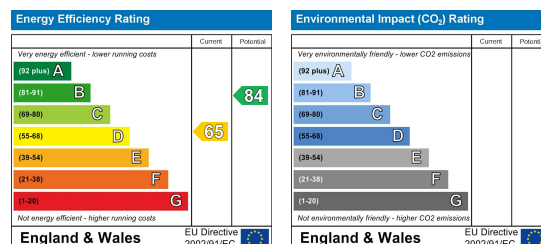
- **AN IMPRESSIVE MODERN EXTENDED THREE-BEDROOM RESIDENCE**
- **GENEROUS ENTRANCE PORCH AND FRONT SNUG**
- **SPACIOUS OPEN-PLAN KITCHEN, DINING & SEATING AREA**
- **CONVENIENT DOWNSTAIRS UTILITY AND WC**
- **SOUTH-WEST FACING GARDEN FEATURING BRICK BUILDING WITH POWER**
- **FURTHER STORAGE LOCATED ON THE OPPOSITE SIDE OF THE BRICK-BUILT SHED**
- **MODERN FAMILY BATHROOM**
- **DRIVEWAY PROVIDING OFF-ROAD PARKING FOR TWO CARS**
- **EXCELLENT LOCATION IN A QUIET RESIDENTIAL SETTING**

## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Energy Efficiency Graph



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