



## 21 Wylva Avenue

, Liverpool, L23 0TH

**Offers in the region of £250,000**



Nestled within a quiet cul-de-sac on Wylva Avenue, Crosby, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, young families, and those looking to enjoy a highly sought-after location.

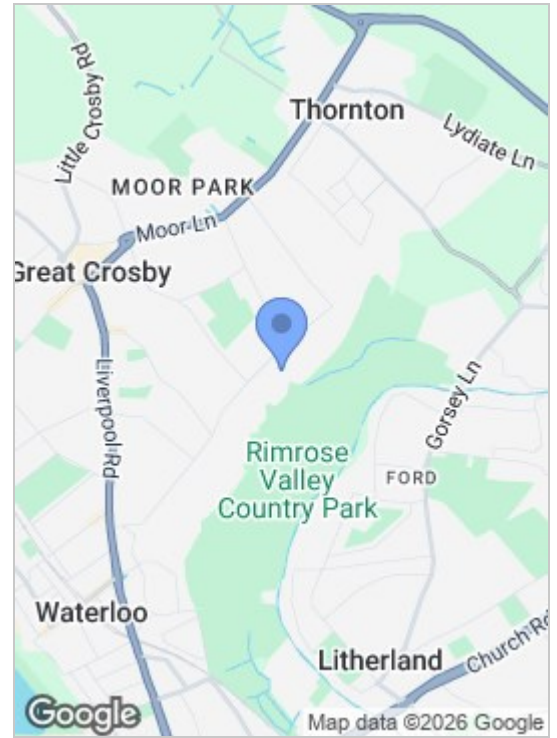
Ideally positioned within walking distance of a fantastic selection of local amenities, including coffee shops, restaurants, highly regarded schools, and excellent transport links, the property combines convenience with a peaceful residential setting.

The accommodation briefly comprises a porch with a recently installed composite front door leading into a welcoming entrance hallway. A bright and spacious through lounge opens into the dining room, creating an ideal space for both everyday living and entertaining. The modern fitted galley kitchen overlooks the rear garden and provides direct access outside.

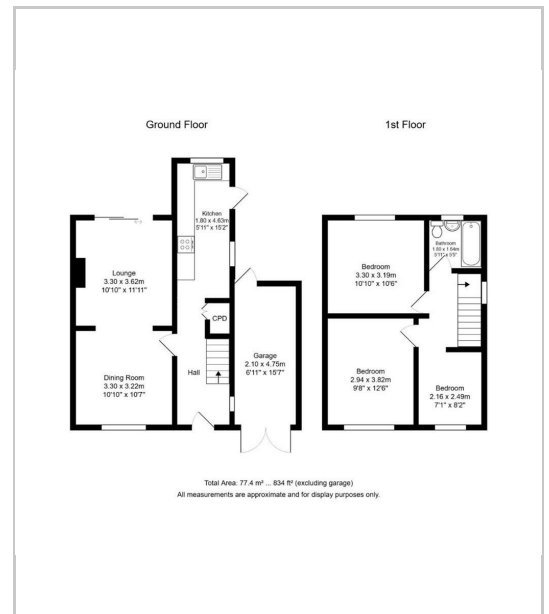
To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom.



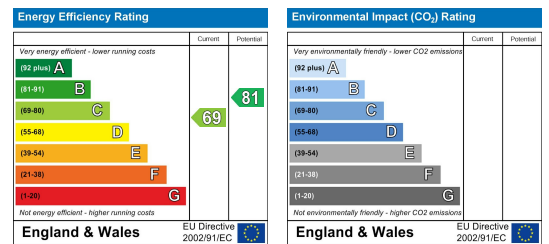
## Area Map



## 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.

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