

## Winfrith Road, Belle Vale, L25



**For Sale - £150,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- No Onward Chain - a Straightforward Purchase with No Complications
- Entrance Porch - a Practical Space for Greeting Visitors and Storing Essentials
- Bright Lounge - Features an Electric Fire and Double Doors Leading to the Dining Room, Perfect for Entertaining
- Large Kitchen - Equipped with an Electric Oven, Gas Hob, and Ample Storage for All Your Culinary Needs
- Bright & Airy Conservatory - a Light-filled Space, Ideal for Relaxation or Additional Living
- Two Double Bedrooms - Plus a Versatile Third Bedroom, Perfect for a Home Office or Child's Room
- W.C. and Separate Bathroom - Complete with Both a Bath and Shower for Convenience
- Good-Sized Garden - a Private Outdoor Area, Great for Gardening and Entertaining
- Double Glazed & Gas Central Heating - Ensuring Comfort and Energy Efficiency Throughout the Year
- Property with Lots of Potential - Great Scope for Personalisation and Enhancement

### Description

Brought to the market by Atlas Estate Agents

Nestled in the desirable neighbourhood of Belle Vale on the sought-after Winfrith Road, this charming terraced house presents a fantastic opportunity for those looking to put down roots or make an investment in a welcoming community. This three-bedroom home, spread elegantly across two floors, is ready for its next chapter, with no onward chain to ensure a smooth and straightforward purchase process.

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 946 square feet / 88 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 06/03/1972 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 05/03/2971 (approx)
- Lease Term Remaining: 946 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: Service Charge and Ground Rent are None

As you step through the welcoming entrance porch, you're greeted with a practical yet inviting space, ideal for storing coats and shoes and setting the tone for this cosy residence. Inside, the bright and inviting lounge creates the perfect first impression, featuring an electric fireplace as a central focal point. Double doors lead to the dining area, making this space perfect for hosting friends or enjoying family gatherings.

At the heart of the home is the spacious kitchen, thoughtfully laid out and fully equipped with an electric oven, gas hob, and plenty of storage. It's ideal for whipping up home-cooked meals, with everything within easy reach. A delightful bonus is the light-filled conservatory - a peaceful, airy retreat, adaptable as a secondary reception area, a sunny reading nook, or a playroom.

Upstairs, two generously sized double bedrooms offer comfortable accommodations, complemented by a versatile third bedroom that could serve as a home office or nursery. The bathroom is complete with both a bath and a shower, and there's a separate W.C. for added convenience.

Outside, the good-sized garden is a true highlight - private and spacious, with plenty of potential for green-fingered owners or those who simply enjoy outdoor relaxation. Whether you envision a garden party, children's play area, or a personal gardening project, this outdoor space is ready for it all.

With double glazing and gas central heating throughout, this property is both comfortable and energy-efficient, ensuring year-round comfort. Full of potential and ready for someone to make it their own, this house is a canvas awaiting personal touches and enhancements.

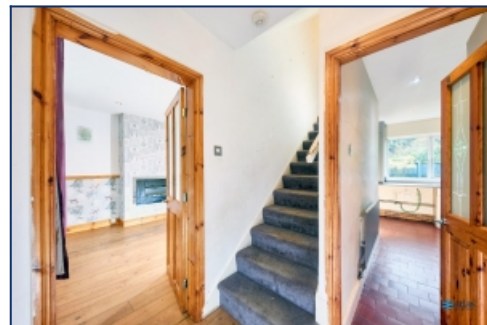
## Additional Images



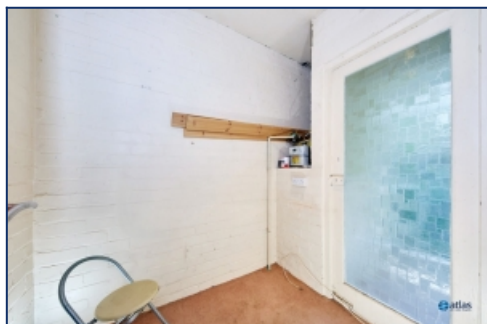
Bedroom 1



Garden



Entrance



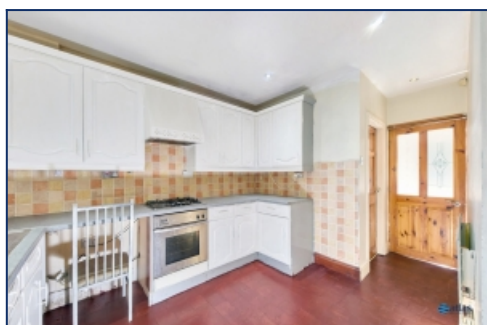
Entrance



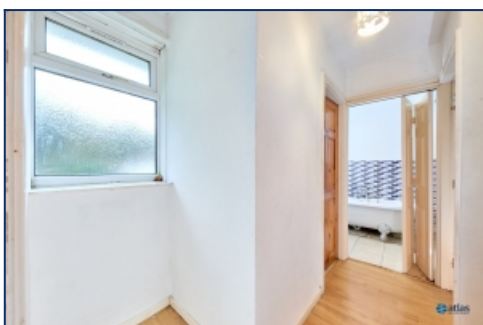
Lounge



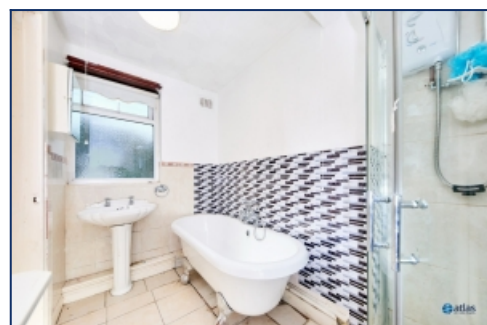
Dining Room



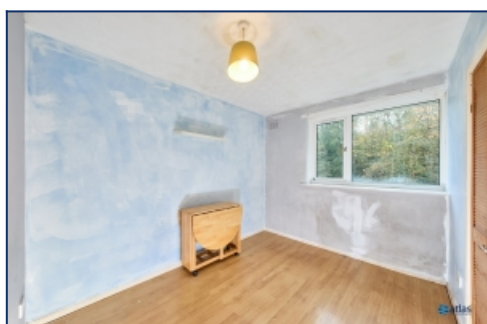
Kitchen



Landing



Bedroom

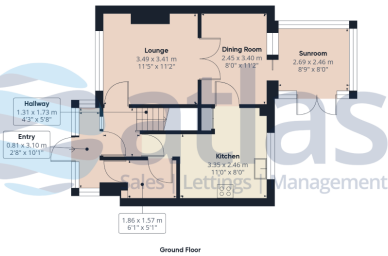


Bedroom 2



Bedroom 3

## Floor Plans

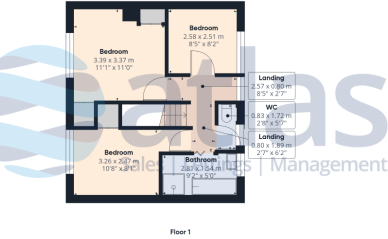


Approximate total area<sup>1)</sup>  
82.23 m<sup>2</sup>  
886.03 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.  
GSM/FE340



Floor 1

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