

## Leafield Road, Hunts Cross, L25



## For Sale - £180,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- No Onward Chain, Simplifying the Purchase Process
- Spacious Lounge with Attractive Feature Fireplace
- Opportunity to Create an Expansive Open-Plan Kitchen, Dining, and Living Space
- Two Generously-Sized Double Bedrooms, with the Master Bedroom Featuring a Large Window
- Third Bedroom, Perfect for a Home Office or Nursery
- Contemporary Wet Room with Modern Fixtures
- Substantial Rear Garden, Ideal for Families and Entertaining
- Private Driveway with Space for Two Cars
- Significant Potential for Customisation and Enhancement
- Excellent Transport Links - Just Minutes from Hunts Cross Station

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 762 square feet / 71 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 17/08/1936 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 16/08/2935 (approx)
- Lease Term Remaining: 910 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: Service Charge: None  
Ground Rent: None

The lease commenced on 17 August 1936 with an original term of 999 years, less the final seven days. Ground rent was bought out in March 2005, meaning there is no current or future ground rent. There is also no service charge currently, nor any planned for the next financial year. There are no known restrictions on keeping pets, though the title register specifies that the property must be used as a single private dwellinghouse, limiting sub-letting to this purpose. An ESW1 form is likely not applicable for this property.

## Description

Nestled on the desirable Leafield Road, Atlas Estate Agents are delighted to bring this charming semi-detached home to market, offering a superb blend of space, comfort, and potential. With three well-proportioned bedrooms and accommodation arranged over two floors, this property offers an exciting opportunity for those seeking a versatile family home with scope for personalisation.

Upon entry, you are greeted by a spacious and inviting lounge, complete with an attractive feature fireplace, setting the scene for cosy evenings. Adjacent are two reception rooms, providing ample space for both relaxation and entertaining. The layout also presents an exceptional opportunity to create a modern open-plan kitchen, dining, and living area, perfectly suited to today's lifestyle needs.

The upstairs comprises two generously-sized double bedrooms, the master featuring a large window that fills the space with natural light. A third bedroom, ideal for a home office or nursery, adds further versatility to this charming home. The contemporary wet room boasts stylish, modern fixtures, adding a touch of luxury to the property.

Outside, a substantial rear garden offers a private retreat, perfect for families, gardening enthusiasts, or hosting summer gatherings. The property also benefits from a private driveway with space for two cars, ensuring convenience and ease.

With no onward chain, this home provides a simplified buying process. Its location, just minutes from Hunts Cross Station, makes it ideal for commuters, with excellent transport links connecting you to the wider area. Offering significant potential for customisation, this Leafield Road property is a rare find, ready to be transformed into a dream home tailored to your tastes. Don't miss this opportunity to create a bespoke living space in a prime location.

## Additional Images



Bathroom



Garden



Hallway



Lounge



Kitchen / Diner



Kitchen / Diner



Landing



Bedroom



Bedroom



Bedroom



Garden

# Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.