

Hawdon Court, Edge Hill, L7



For Sale - £160,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Beautifully Presented Three-Bedroom Property Set Back from the Road with a Spacious Driveway
- Welcoming Entrance Hallway with Enclosed Storage, Leading to the Living Room and Rear of the Property
- Spacious and Bright Living Area Featuring a Large Bay Window and Separate Built-In Storage Accessed Via Its Own Door
- Open-Plan Kitchen and Dining Area to the Rear with Views Over and Access to the Garden
- Generous South-Facing Garden Offering Excellent Outdoor Space
- Bright Landing with a Window Allowing Plenty of Natural Light, Providing Access to All First-Floor Rooms
- Two Well-Proportioned Double Bedrooms and a Generously Sized Single Bedroom
- Modern and Bright Family Bathroom

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 62 square metres / 663 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Ground Rent: Peppercorn
- Parking: Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Hob (Gas), Oven (Gas)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 16/11/1979 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 15/11/2978 (approx)
- Lease Term Remaining: 952 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: No service charge or ground rent.

Description

Brought to the market by Atlas Estate Agents, this beautifully presented three-bedroom semi-detached home is situated in the popular residential location of Hawdon Court, Edge Hill, L7, and is offered for sale with no onward chain. Set back from the road behind a spacious driveway, the property offers bright and well-maintained accommodation arranged over two floors, ideal for families and first-time buyers alike.

Upon entering, you are welcomed by a bright entrance hallway complete with enclosed storage, providing access to the main living accommodation and rear of the property. The reception room is both spacious and inviting, enhanced by a large bay window that floods the room with natural light, while

separate built-in storage adds practicality without compromising on space.

To the rear, the property opens into a stylish open-plan kitchen and dining area, perfectly suited to modern living and entertaining. With pleasant views over the garden and direct access outside, this space creates a seamless connection between indoor and outdoor living.

The generous south-facing garden is a particular highlight, offering excellent outdoor space to relax, entertain or enjoy with family throughout the day.

The first floor is accessed via a bright landing featuring a side window that fills the space with natural light. From here, there are two well-proportioned double bedrooms, a generously sized single bedroom and a modern family bathroom finished in a bright and contemporary style.

Early viewing is highly recommended to appreciate everything this attractive home has to offer.

Additional Images



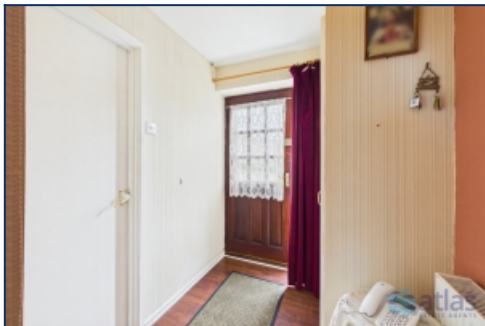
Bathroom



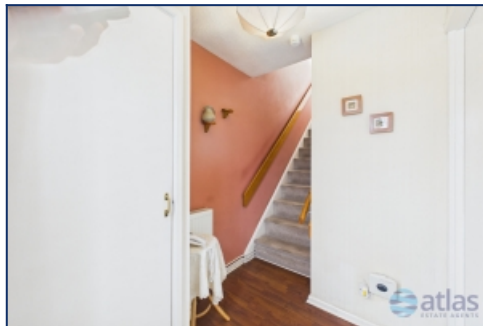
Garden



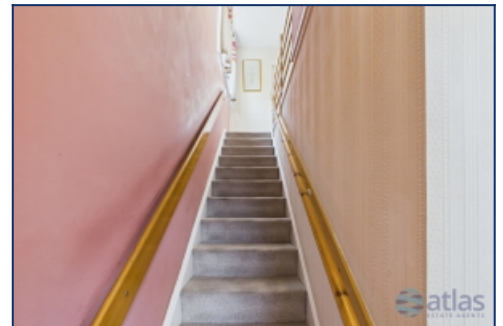
Front Elevation Of Property & Driveway



Hallway



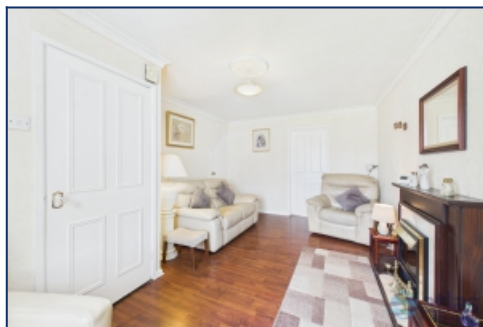
Hallway



Stairwell



Living Space



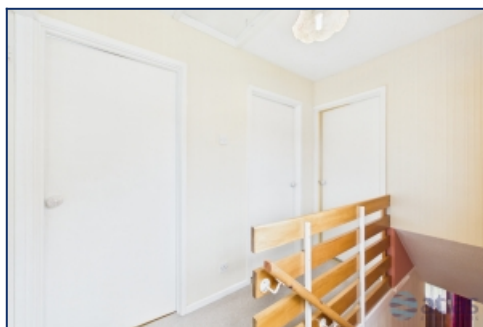
Living Space



Kitchen/Dining Space



Kitchen



Landing



Landing



Bedroom One



Bedroom Two



Bedroom Three



Rear Elevation & Garden



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.