

## Burland Road, Halewood, L26



**For Sale - £169,950**

### Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- No Onward Chain
- Excellent Potential for Customisation
- Spacious Lounge
- Convenient Downstairs W.c.
- Well-Appointed Fitted Kitchen
- Additional Storage Space Under Stairs
- Two Double Bedrooms, One with En-Suite
- Versatile Third Bedroom
- Generous Garden and Driveway
- Sought-After Halewood Location

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 722 square feet / 67 square metres
- Council Tax Band: C
- Local Authority: Knowsley Metropolitan Borough Council
- Ground Rent: Peppercorn
- Parking: Off Street, Driveway
- Outside Space: Back Garden

### Leasehold Details

- Tenure: Leasehold
- Original Lease Term: 999 year(s)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: ground rent peppercorn and 969 years remaining on the lease

### Description

\*\*\*\*Atlas Estate Agents are now in receipt of an offer for the sum of £180,000 for 31 Burland Rd. Anyone wishing to place an offer on this property should contact (Atlas Estate Agents, 2 Allerton Road, Liverpool, L18 1LN, 0151 727 2469) before exchange of contracts\*\*\*\*

Nestled in the sought-after area of Halewood, this charming semi-detached house on Burland Road, L26, is proudly brought to the market by Atlas Estate Agents. With no onward chain, this property offers an exceptional opportunity for those looking to put their own stamp on a spacious and versatile home.

Arranged over two floors, the accommodation includes a well-appointed fitted kitchen and a spacious lounge, perfect for family living and entertaining alike. A convenient downstairs W.C. and handy under-stairs storage add to the practicality of the ground floor layout.

Upstairs, you'll find three well-proportioned bedrooms, including two generous doubles—one of which benefits from a private en-suite bathroom. The

versatile third bedroom could serve as a nursery, home office, or guest room, depending on your needs. An additional family bathroom completes the first-floor accommodation.

Outside, the property boasts a generous garden, ideal for outdoor gatherings or family play, and a private driveway, offering off-street parking.

Situated in a desirable Halewood location, this property holds excellent potential for customisation, making it an exciting prospect for homeowners looking to create their perfect space. Early viewing is highly recommended to fully appreciate the scope and possibilities this home offers.

## Additional Images



Hallway



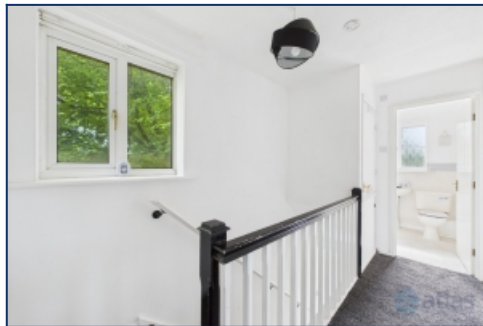
Bathroom



W.c



Kitchen/Dining Room



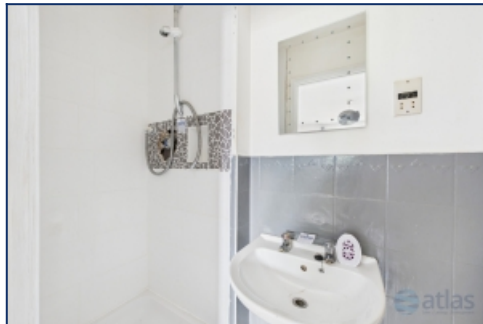
Landing



Bedroom



En-suite



En-suite



Bedroom



Bedroom

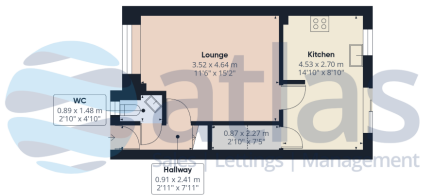


Garden

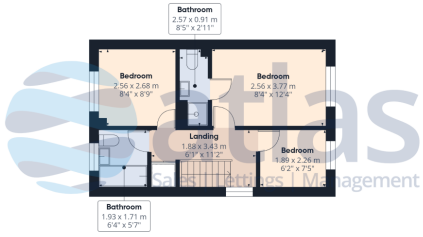


Garden

## Floor Plans



Ground Floor



Floor 1

**Approximate total area\***  
62 m<sup>2</sup>  
722 ft<sup>2</sup>

**Reduced bedroom**  
1 m<sup>2</sup>  
11 ft<sup>2</sup>

(\*Excluding balconies and terraces)

Reduced bedroom  
Below 1.5 m x 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on the NPS (NPS) standard. Please note that calculations were adjusted by the local party and therefore may not comply with the NPS (NPS).

GRAFFESAO

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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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.