Hillfoot Avenue, Hunts Cross, L25









For Sale - £440,000 Offers in Excess of

Key Features

- 5 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Impressive Five-Bedroom, Two-Bathroom Semi-Detached Home with Additional Wc
- Set Back from the Road with a Driveway Providing Parking for Two Cars, Offering a Welcoming and Attractive Approach
- Entrance Porch Providing Useful Storage Space
- Large, Bright and Modern Entrance Hallway with Convenient Ground Floor Wc
- Front Reception Room to the Left, Spacious and Contemporary with a Large Front-Facing Window
- Second Reception Room to the Right, Also Generously Sized and Beautifully Presented with a Large Window
- Expansive Open-Plan Living and Dining Area to the Rear with Garden Views and Direct Access to the Garden
- Separate, Well-Proportioned Kitchen Set Within Its Own Room, Ideally Positioned and Also Providing Access to the Garden
- Large South-Facing Rear Garden with a Generous Lawn, Mature Greenery and Patio Area
- Upstairs Holds a Spacious First-Floor Landing, Four Well-Proportioned Double Bedrooms, and One Generous Single Bedroom, with an En-Suite to the Master and a Modern Family Bathroom.

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 154 square metres / 1,656 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: Peppercorn
- Security: Burglar Alarm
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Double Glazing
- Appliances/White Goods: Hob (Gas), Oven (Gas), Fridge/Freezer, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/03/1937 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 24/03/2936 (approx)
- Lease Term Remaining: 909 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: No ground rent or service charge.

  No share of the freehold owned.

  No restrictions on keeping pets or sub-letting (both short and long term).

Description

Brought to the market by Atlas Estate Agents, this impressive five-bedroom semi-detached home on Hillfoot Avenue, Woolton (L25) offers generous and versatile accommodation arranged over two floors. Set back from the road, a driveway provides parking for two cars, creating a welcoming first impression.

A useful entrance porch opens into a large, bright and modern hallway with a convenient ground floor WC. To the front, two beautifully presented reception rooms sit either side of the hallway, each spacious and filled with natural light from large front-facing windows. To the rear, an expansive open-plan living and dining area enjoys views over the garden and offers direct access outside, perfect for both entertaining and family life. The separate kitchen is well-proportioned and thoughtfully positioned, also providing access to the garden.

Outside, a large south-facing rear garden features a generous lawn, mature planting and a patio area ideal for outdoor dining. Upstairs, a spacious landing leads to four well-proportioned double bedrooms and a generous single bedroom, alongside two bathrooms, completing this substantial and well-balanced family home.

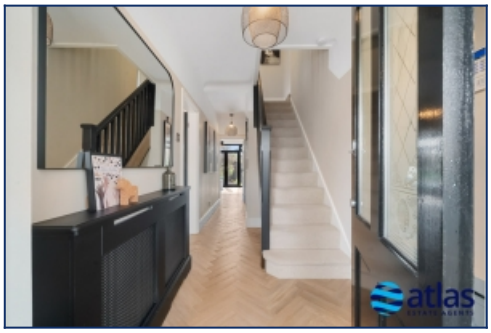
Additional Images

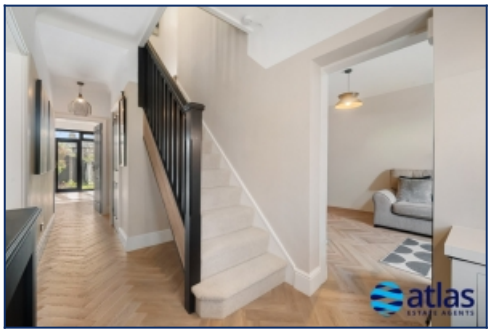

Living Space


Rear Aerial View & Garden


Front Elevation Of Property


Entry


Hallway


Hallway


Hallway


Downstairs Wc


Living Space


Second Living Space


Open Plan Living/Dining Space


Open Plan Third Living Space


Dining Space


Kitchen


Kitchen


Kitchen




Landing


Bedroom One

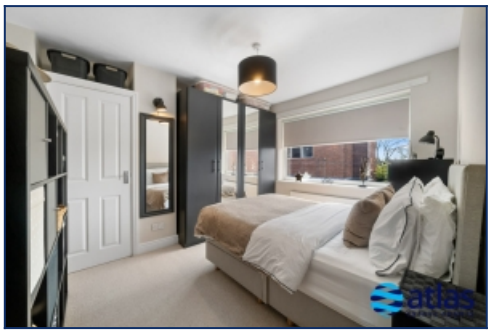

Bedroom One


En-suite To Bedroom One


Bedroom Two

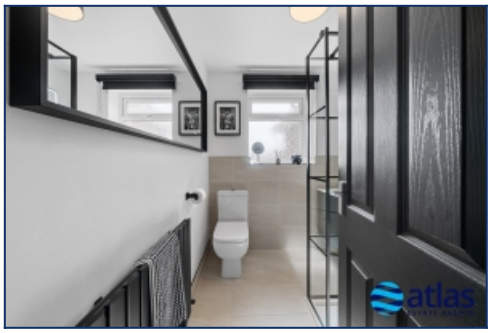

Bedroom Two


Bedroom Three


Bedroom Three


Bedroom Four


Bedroom Five



Bathroom



Aerial View Of Property



Rear Elevation Of Property

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.