

## Barford Road, Hunts Cross, L25



## For Sale - £215,000 Guide Price

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Offered with No Onward Chain
- Excellent Potential for Modernisation and Personalisation
- Situated in a Highly Desirable Hunts Cross Location (I25)
- Driveway with a Well-Kept Front Garden
- Spacious Open-Plan Living and Dining Area
- Convenient Downstairs Bathroom
- Practical Utility Space
- Two Generous Double Bedrooms Plus a Versatile Third Bedroom
- Large and Mature Rear Garden
- Within Walking Distance of Hunts Cross Station

### Description

Brought to the market by Atlas Estate Agents, this semi-detached home on Barford Road, Hunts Cross (L25) presents an exciting opportunity for those seeking a property with both promise and potential. Offered for sale with no onward chain, it stands ready for its next chapter, inviting buyers to modernise, personalise and truly make it their own.

Set across two well-planned floors, the accommodation begins with a welcoming entrance and flows through to a spacious open-plan living and dining area—a bright and versatile space ideal for both everyday living and entertaining. The kitchen sits just beyond, accompanied by a practical utility space for added convenience. A downstairs bathroom further enhances the functionality of the ground floor.

To the first floor, you will find two generous double bedrooms along with a versatile third bedroom, perfect for a home office, nursery or guest room. A further family bathroom serves this level.

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 921 square feet / 86 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Front Garden, Back Garden

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 17/03/1936 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 16/03/2935 (approx)
- Lease Term Remaining: 908 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn

Externally, the property continues to impress. A driveway and well-kept front garden create an inviting kerb appeal, while to the rear lies a large, mature garden—a wonderful outdoor retreat with scope for landscaping, play areas or alfresco dining.

Perfectly positioned in a highly desirable pocket of Hunts Cross, the home is within comfortable walking distance of Hunts Cross Station, ensuring excellent commuter links and easy access to local amenities.

A superb prospect in a sought-after location, this is a home where potential and practicality come together—ready and waiting for the right buyer to shape its future.

## Additional Images



Lounge



Hallway



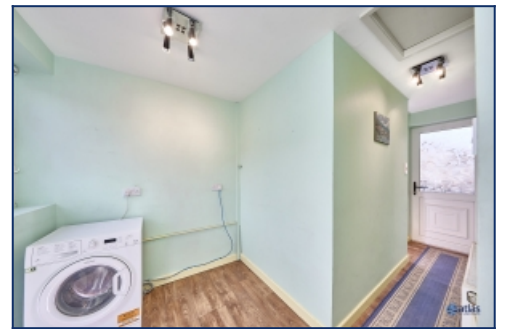
Lounge



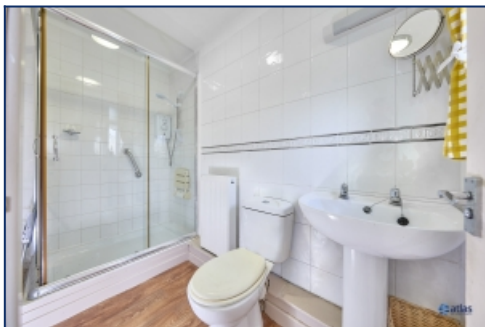
Dining Area



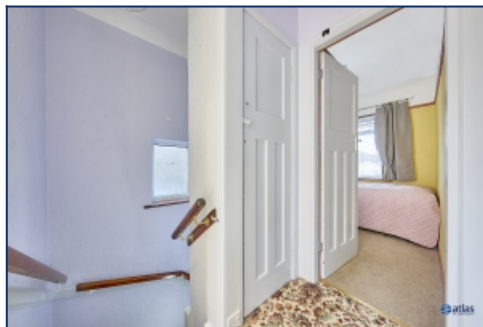
Kitchen



Utility Room



Downstairs Bathroom



Landing



Bedroom



Bedroom



Bedroom



Bathroom



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.