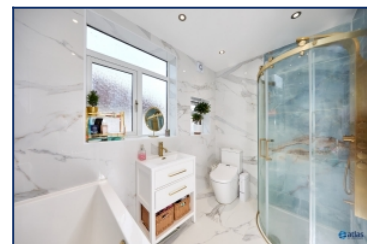


## Kingsmead Drive, Hunts Cross, L25



**For Sale - £345,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: E
- Front Garden with Private Driveway Providing Off-Road Parking
- Convenient Downstairs W.C.
- Bright Living Room with Patio Doors Opening Onto the Rear Garden
- Two Well-Proportioned Reception Rooms Offering Flexible Living Space
- Partially Refurbished, Presenting an Opportunity to Add Further Value
- Generous Rear Garden Ideal for Families and Outdoor Entertaining
- Situated Within Walking Distance of Hunts Cross Train Station
- Ideally Located Close to a Local Supermarket and Everyday Amenities
- Approved Planning Permission in Place for a Ground Floor Extension - Reference 25h/0289

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 101 square metres / 1,087 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden

### Description

Brought to the market by Atlas Estate Agents, this appealing semi-detached home occupies a sought-after position on Kingsmead Drive in the heart of Hunts Cross, L25. Arranged over two well-planned floors, the property combines comfortable family living with exciting potential for further enhancement.

A welcoming entrance leads to a thoughtfully laid-out ground floor, where two generous reception rooms provide versatile spaces for both relaxation and entertaining. The main living room is filled with natural light and features patio doors that open directly onto the rear garden, creating a seamless connection between indoors and out. A fitted kitchen sits alongside a convenient downstairs W.C., ideal for modern family life.

Upstairs, the accommodation continues with three well-proportioned bedrooms and a family bathroom, all offering a calm and practical retreat. The property has been partially refurbished, allowing a new owner to enjoy recent improvements while still having scope to add their own style and value. Notably, approved planning permission is already in place for a ground floor extension, presenting an exciting opportunity to expand the living space further.



Outside, the home benefits from a front garden with a private driveway providing off-road parking, while to the rear lies a generous garden perfect for families, summer gatherings and outdoor entertaining. The location is equally impressive, with Hunts Cross train station within walking distance and a local supermarket and everyday amenities close at hand, making this an ideal choice for commuters and growing families alike.

Additional Images



Bedroom



Garden



Hallway



Hallway/W.c



Kitchen



Kitchen



Landing



Landing



Bedroom



Bedroom



Bathroom



Garden



Living Room



Living Room

Floor Plans

