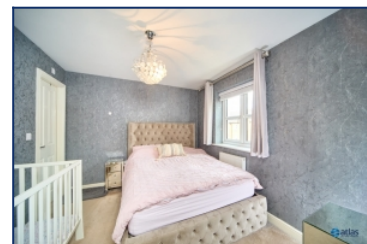


## Elmswood Avenue, Hunts Cross, L25



**For Sale - £300,000 Offers Over**

### Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: B
- Spacious and Bright Lounge with Patio Doors Leading to the Garden
- Stylish Open-plan Kitchen and Dining Area with Integrated Appliances
- Convenient Utility Room for Additional Storage and Laundry
- Ground Floor W.c
- Three Generously Sized Double Bedrooms, Including a Master with En-suite and Fitted Wardrobes
- Versatile Fourth Bedroom, Ideal as a Home Office or Children's Room
- Contemporary Family Bathroom Featuring a Full-size Bath
- Sleek Tiled Flooring Throughout the Ground Floor, with Comfortable Carpets in Living Areas
- Ample Storage Solutions, Including a Hallway Cupboard
- Expansive Rear Garden with a Shed Equipped with Power and Lighting

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 980 square feet / 91 square metres
- Council Tax Band: D
- Local Authority: Knowsley Metropolitan Borough Council
- Ground Rent: £450 per annum
- Parking: Garage
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Gas Oven, Fridge/Freezer, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 22/05/2015 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 21/05/3014 (approx)
- Lease Term Remaining: 989 year(s) (approx)
- Service Charge: None
- Ground Rent: £450 per annum
- Leasehold Information: The lease for this property commenced in March 2015 with an original term of 999 years, offering long-term security for the leaseholder. The current ground rent is £450 per year, and there is a mechanism in place to calculate potential increases, though specific details would need to be reviewed. There is no current service charge, and none is proposed for the next financial year. There are no proposed or ongoing major works that would impact the service charge. The lease imposes no restrictions on keeping pets or sub-letting. Finally, an ESW1 form is not

applicable to the property.

## Description

Introducing a Modern Family Haven on Elmswood Avenue, Hunts Cross, L25 – Offered by Atlas Estate Agents

Nestled on the desirable Elmswood Avenue, this stunning detached home is an exceptional find for families or professionals seeking contemporary comfort and style. With accommodation arranged over two floors, this property effortlessly combines functionality with elegance, ensuring it caters to every aspect of modern living.

Upon entering, you're greeted by sleek tiled flooring that flows throughout the ground floor, setting the tone for this thoughtfully designed home. The spacious and bright lounge, illuminated by natural light from patio doors, seamlessly connects to the expansive rear garden – perfect for hosting gatherings or relaxing in tranquillity.

The heart of the home is the open-plan kitchen and dining area, boasting integrated appliances and a contemporary aesthetic, ideal for culinary adventures and family meals. A convenient utility room provides extra storage and space for laundry, while a ground floor W.C. adds to the property's practicality.

Upstairs, you'll find three generously sized double bedrooms, including a luxurious master suite complete with fitted wardrobes and a sleek en-suite. The fourth bedroom, versatile in purpose, could be transformed into a home office, nursery, or cosy guest room. A stylish family bathroom with a full-size bath complements the upper floor, offering both comfort and sophistication.

Outside, the expansive rear garden is a haven for outdoor living, featuring a well-maintained shed equipped with power and lighting – ideal for a workshop or additional storage. The property also boasts ample storage solutions, including a handy hallway cupboard, ensuring every corner of this home is utilised to its full potential.

This exceptional home presents a rare opportunity to own a stylish and functional property in a sought-after location. Contact Atlas Estate Agents today to arrange a viewing and experience the charm of this beautiful Halewood gem.

## Additional Images



Garden



Lounge



Hallway/W.c



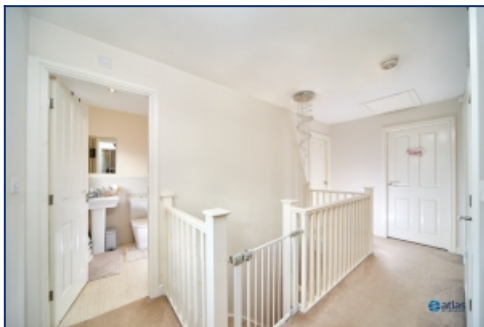
W.c



Kitchen



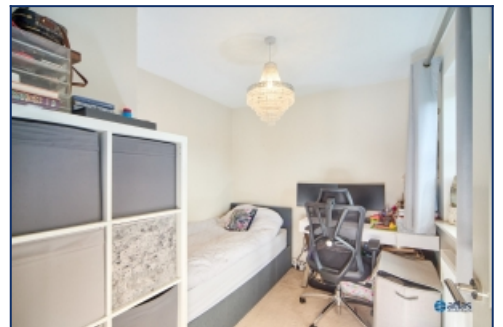
Kitchen / Diner



Landing



Bedroom



Bedroom





Bedroom



Bathroom



Garden

## Floor Plans



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)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.