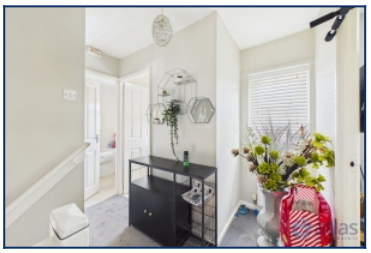
atlas
Sales | Lettings | Management

Hartsbourne Avenue, Belle Vale, L25









For Sale - £200,000 Offers in the Region of

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- Well-Presented Three-Bedroom Terraced Property Offering Excellent Potential and Generous Living Accommodation.
- You Are Welcomed Into a Bright Entrance Hallway Providing Access to All Ground Floor and First Floor Rooms.
- The Living Room Is Bright and Spacious, Featuring a Large Window and Flowing Seamlessly Into the Dining Area.
- The Kitchen Can Be Accessed Via the Dining Space or Entrance Hallway and Is Set Within Its Own Modern Area, with Access to the Rear Garden and an Enclosed Storage Space
- To the Front of the Property Is a Useful Utility Space, Ideally Positioned and Providing Access to the Front of the Home.
- The First Floor Comprises a Spacious Landing, Three Well-Proportioned Double Bedrooms, a Modern Family Bathroom, and a Separate Wc.
- The Rear Garden Is Substantial in Size, Featuring a Patio Area, Lawned Garden, Decking, and a Shed, Offering Excellent Outdoor Space for Families and Entertaining.

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Ground Rent: Peppercorn
- Parking: Driveway
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Hob (Gas), Oven (Gas)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 16/12/2011 (approx)
- Original Lease Term: 125 year(s)
- Lease Expiry Date: 15/12/2136 (approx)
- Lease Term Remaining: 110 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: No service charge or ground rent.

Rental Information

- Current Rent: £950 per month
- Gross Yield (Based on Current Rent): 5.7%
- Estimated Rental Value (ERV): £1,000 per month
- Gross Yield (Based on ERV): 6.0%
- Tenancy Start Date: 01/06/23
- Tenancy Notes: Tenancy started June 2023 and was a 3 year agreement. Vendor has now confirmed that the current tenant

understands that when she serves notice they will have 4 months to leave. Notice is being served when an offer is accepted.

Description

Atlas Estate Agents are delighted to present this well-presented three-bedroom terraced property, situated on Hartsbourne Avenue in Belle Vale, L25, and offered for sale with plenty of potential.

Arranged over two floors, the accommodation is introduced via a bright entrance hallway providing access to all ground floor and first floor rooms. The reception room is spacious and filled with natural light, featuring a large window and flowing seamlessly into the dining area, creating an ideal space for both relaxing and entertaining.

The kitchen is positioned within its own defined space and can be accessed from both the dining area and entrance hallway. It offers a modern feel and enjoys direct access to the rear garden, along with useful enclosed storage.

To the front of the property is a versatile utility space, conveniently located and providing additional practicality to the home.

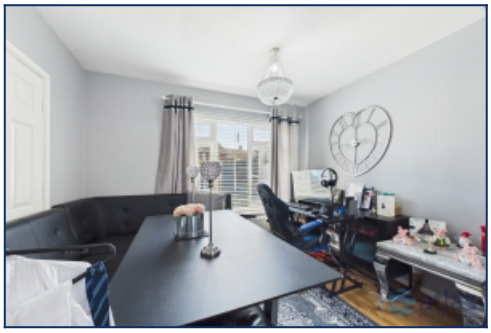
The first floor comprises a spacious landing, three well-proportioned double bedrooms, and a modern family bathroom with a separate WC.

Externally, the property boasts a substantial rear garden, offering a mix of patio, lawn, and decking areas, along with a shed for additional storage, making it an excellent outdoor space for families and entertaining.

This is a fantastic opportunity to acquire a spacious home in a popular residential location, close to local amenities, schools, and transport links.

Additional Images

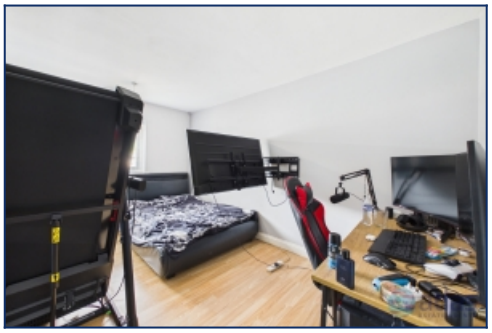

Garden

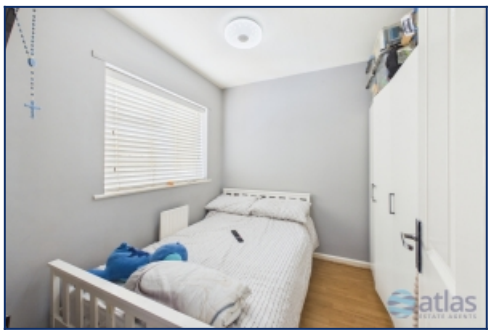

Dining Space


Kitchen


Bedroom One


Kitchen


Bedroom Two


Bedroom Three


Bathroom


Separate Wc



Garden



Rear Elevation Of Property & Garden

Floor Plans



Tel: 0151 433 2598
Fax: 0151 727 4943

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

Email: sales@atlasestateagents.co.uk
Website: 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.