

## Woodend Avenue, Hunts Cross, L25



**For Sale - £200,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- No Onward Chain
- Fantastic Potential – Perfect for Modernisation and Personalisation
- Two Generously Proportioned Reception Rooms
- Well-Sized Kitchen with Plenty of Scope
- Three Double Bedrooms
- Large Rear Garden with Detached Garage
- Private Driveway and Front Garden
- Highly Desirable L25 Location
- Within Walking Distance to Hunts Cross Station

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 789 square feet / 73 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £3 per annum
- Parking: Garage, Driveway
- Heating/Energy: Gas Central Heating, Double Glazing

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 17/08/1936 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 16/08/2935 (approx)
- Lease Term Remaining: 909 year(s) (approx)
- Service Charge: None
- Ground Rent: £3 per annum

### Description

Offered for Sale by Atlas Estate Agents – A Rare Renovation Opportunity in Sought-After L25

Positioned on the well-regarded Woodend Avenue in the heart of Hunts Cross, L25, this spacious three-bedroom semi-detached home is brimming with potential and awaits a new owner ready to restore and reimagine. Requiring major renovation, this is a fantastic opportunity for those looking to put their own stamp on a property, whether you're a first-time buyer with vision, a seasoned investor, or someone seeking a rewarding project.

Arranged over two well-proportioned floors, the accommodation briefly comprises a large entrance hallway, two generously sized reception rooms, and a well-sized kitchen with plenty of scope for a modern redesign. Upstairs, you'll find three double bedrooms and a family bathroom, offering ample space for family living.

Outside, the property continues to impress with a private driveway, a front garden, and a substantial rear garden – complete with a detached garage – providing a peaceful outdoor space with endless possibilities for landscaping or future extensions (subject to planning).

Located just a short stroll from Hunts Cross Station, this home is superbly placed for local amenities, excellent transport links, and well-regarded schools – all in the ever-popular L25 postcode.

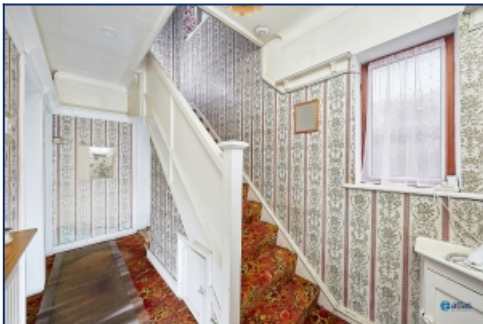
With no onward chain, this is an exceptional chance to acquire a home with genuine character, space, and fantastic potential in a thriving and well-connected neighbourhood.

Don't miss the chance to transform this blank canvas into something truly special.

## Additional Images



Reception Room



Hallway



Lounge



Kitchen



Landing



Bedroom



Bedroom



Bathroom



Garden



Garden



Garden

## Floor Plans

