

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 wellconnected neighbourhood.

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

Additional Images







Hallway















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 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.