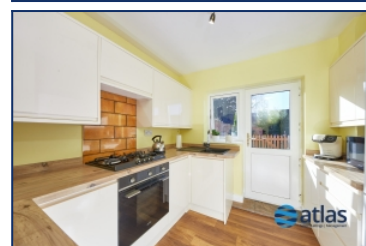


## Holmleigh Road, Belle Vale, L25



**For Sale - £155,000 Offers Over**

### Key Features

- 2 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Lovely Family Home
- Modern Fitted Kitchen & Bathroom
- Two Double Bedrooms
- Good Sized Driveway
- Well Manicured Rear Garden
- Close To Local Shops & Amenities
- Good Public Transport Links
- Double Glazing & Gas Central Heating
- Perfect For First Time Buyers

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 61 square metres / 652 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Ground Rent: £1 per annum
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Original Lease Term: 999 year(s)
- Service Charge: None
- Ground Rent: £1 per annum
- Leasehold Information: Peppercorn ground rent

### Description

This charming semi-detached house, brought to the market by Atlas Estate Agents, is a perfect starter home for first-time buyers or young families. Located in the desirable neighbourhood of Holmleigh Road, Belle Vale, L25, the property boasts a convenient location close to local shops and amenities, as well as good public transport links, making it easy to navigate the city.

The accommodation is arranged over two floors, with a total of 61 square metres, providing ample space for comfortable living. The property comprises of spacious reception room, perfect for entertaining guests or relaxing with the family. The modern fitted kitchen offers plenty of storage and counter space, perfect for the aspiring chef. The house also features two double bedrooms, providing comfortable sleeping arrangements for all. The bathroom is sleek and contemporary, fully tiled and fitted with a modern suite.

Outside, the property benefits from a good sized driveway and a well-manicured rear garden, providing the perfect space for outdoor dining, entertaining and relaxing. The house is fitted with double glazing and gas central heating, ensuring a comfortable living environment all year round.

This property is perfect for those looking for a starter home, book your viewing now to avoid disappointment and take the first step on the property ladder

Additional Images



Bathroom



Rear Garden



Bedroom Two



Hallway



Lounge/Diner



Kitchen



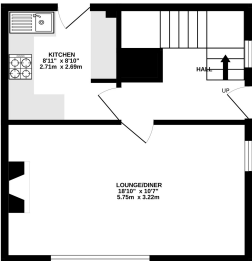
Landing



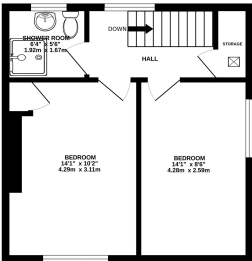
Rear Garden

Floor Plans

GROUND FLOOR  
353 sq ft. (32.8 sq m.) approx.



1ST FLOOR  
361 sq ft. (33.6 sq m.) approx.



TOTAL FLOOR AREA: 715 sq ft. (66.4 sq m.) approx.

While every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for any errors or omissions. The plan is for reference purposes only and should not be used as a basis for any purchase. The seller does not warrant the accuracy of the plan and does not accept any liability for any errors or omissions. The plan is for reference purposes only and should not be used as a basis for any purchase. The seller does not warrant the accuracy of the plan and does not accept any liability for any errors or omissions.



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