

## Yew Tree Road, Hunts Cross, L25



## For Sale - £220,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C
- No Onward Chain
- Excellent Potential for Personalisation
- Two Bright and Welcoming Reception Rooms
- Contemporary Fitted Kitchen
- Modern Bathroom with Separate Bath and Shower
- Convenient Upstairs W.C.
- Three Generously Sized Double Bedrooms
- Additional Versatile Room for Office or Storage
- Spacious Driveway Providing Ample Parking
- Well-Maintained Rear Garden

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,066 square feet / 99 square metres
- Council Tax Band: A
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Brought to the market by Atlas Estate Agents, this attractive terraced house on Yew Tree Road, Hunts Cross, L25, presents a wonderful opportunity for those seeking a spacious family home with excellent scope for personalisation.

Arranged over two well-planned floors, the property offers a versatile layout to suit modern living. To the ground floor, you will find two bright and welcoming reception rooms, perfect for both entertaining and relaxing, alongside a contemporary fitted kitchen designed with both style and practicality in mind, as well as a useful utility space providing additional storage and convenience. Upstairs, the home boasts three generously sized double bedrooms, an additional versatile room ideal for a home office or storage, a modern family bathroom complete with a separate bath and shower, and the added convenience of an upstairs W.C.

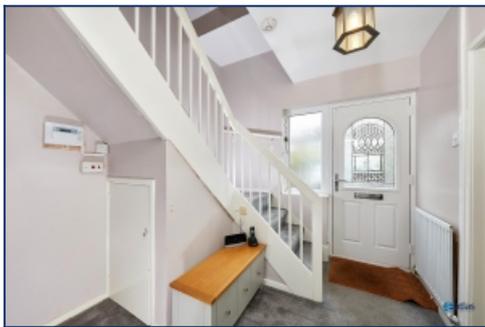
Externally, the property continues to impress. A spacious driveway provides ample off-road parking, while to the rear lies a well-maintained garden, offering a private outdoor retreat for family gatherings, summer dining, or simply unwinding after a long day.

Offered with no onward chain, this home represents an excellent opportunity for buyers to add their own personal touch and create a space perfectly tailored to their needs. A superb prospect in a desirable location, not to be missed.

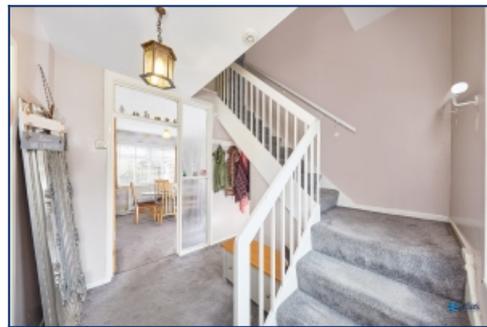
## Additional Images



Garden



Hallway



Hallway



Lounge



Lounge



Dining Room



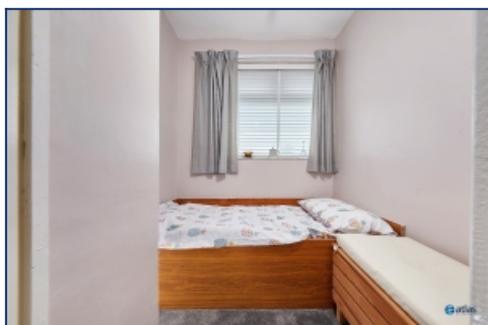
Kitchen



Landing



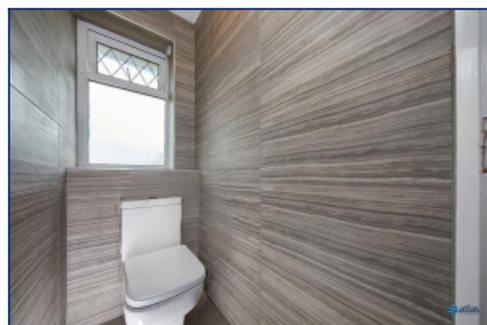
Bedroom



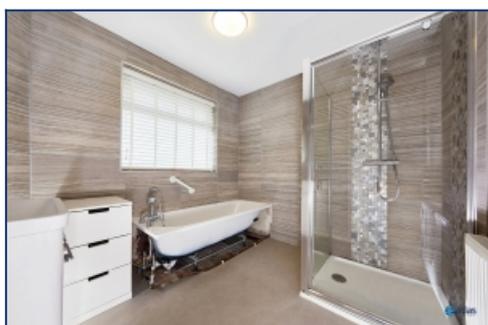
Versatile Room



Bedroom



W.c

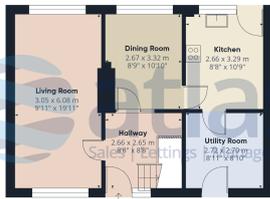


Bathroom

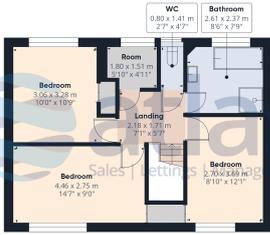


Garden

## Floor Plans



Ground Floor



First Floor

Approximate total area\*\*  
98.9 m<sup>2</sup>  
1066 sq ft

(\*) Excluding balconies and terraces

Reduced bedroom

----- Below 7.5 m x 5 m

Calculations reference the 2015 PNPA  
RCS Standard Measurements and  
agreement and best practice. This  
floor plan is intended for illustration  
only.

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