

## Leaffield Road, Hunts Cross, L25



**For Sale - £230,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- No Onward Chain for a Smooth and Swift Purchase
- Spacious Open-Plan Living, Dining, and Kitchen Area
- Stylish and Contemporary Fitted Kitchen
- Sought-After L25 Hunts Cross Location
- Two Generous Double Bedrooms Plus a Versatile Third Bedroom
- Modern, Well-Appointed Shower Room
- Generous Rear Garden Offering Excellent Outdoor Space
- Private Driveway with Detached Garage
- Convenient Walking Distance to Hunts Cross Station

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 626 square feet / 58 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/03/1938 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 24/03/2937 (approx)
- Lease Term Remaining: 911 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn

### Description

Brought to the market by Atlas Estate Agents, this charming semi-detached house on Leaffield Road in the highly sought-after L25 Hunts Cross area presents a fantastic opportunity for a smooth and swift purchase, being offered with no onward chain.

Arranged thoughtfully over two floors, the accommodation boasts a spacious open-plan living, dining, and kitchen area, perfect for modern family life or entertaining guests. The stylish and contemporary fitted kitchen forms the heart of the home, blending functionality with sleek design.

Upstairs, you will find two generous double bedrooms, accompanied by a versatile third bedroom, ideal as a guest room, home office, or nursery. A modern, well-appointed shower room completes the first-floor layout, combining practicality with contemporary style.

Outside, the generous rear garden offers an excellent outdoor space for relaxation or play, while the private driveway and detached garage provide ample off-road parking and storage.

Situated within convenient walking distance to Hunts Cross Station, this delightful property combines desirable location with comfortable, flexible living. An ideal purchase for families, professionals, or first-time buyers looking to secure a home in this popular neighbourhood.

Additional Images



Kitchen



Bedroom One



Bedroom One



Bedroom Three



Bedroom Two



Bathroom



Rear Garden



Rear Garden

Floor Plans

