



Leafield Road, Hunts Cross, Liverpool, L25 0PZ

- Three Bedroom Semi Detached Property
- Offered For Sale With No Onward Chain
- Entrance Hall, Family Lounge & Kitchen
- Substantial Three-Piece Family Bathroom
- Located In Popular Area Of Hunts Cross
- Spacious & Full Of Potential Throughout
- Three Bright Generously Sized Bedrooms
- Flagged Rear Garden & Off-Road Parking



Offers Over £210,000









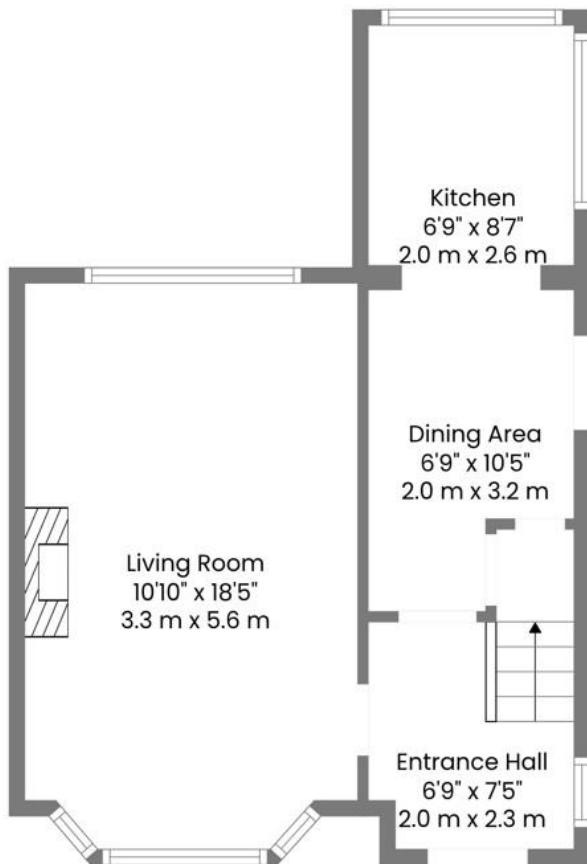
Description

Move Residential are delighted to present to the sales market this delightful three bedroom semi detached home, located on Leafield Road in the favoured residential area of Hunts Cross, L25. Available for sale with no onward chain, this property boasts generous living proportions which are practically bursting with potential throughout, ready and waiting to be purchased by a lucky buyer who will put their own stamp on it. An entrance hall greets you into the home, leading through to a spacious family lounge which enjoys an eye-catching feature fireplace and a bay-window flooding the space with natural light, presenting a welcoming space to relax and entertain. This is followed by a kitchen which is complete with a range of fitted base and wall units and plentiful worktop space. Continuing up to the first floor you will discover three bright and well-proportioned bedrooms, the master further benefitting from fitted wardrobes, and accompanying the sleeping accommodation is a three-piece family bathroom suite. Externally, the property further benefits from a substantial flagged rear garden, offering the ideal space for al-fresco dining, and to the front, a driveway provides off-road parking. A viewing is highly recommended to fully appreciate the exciting scope this promising property has to offer.

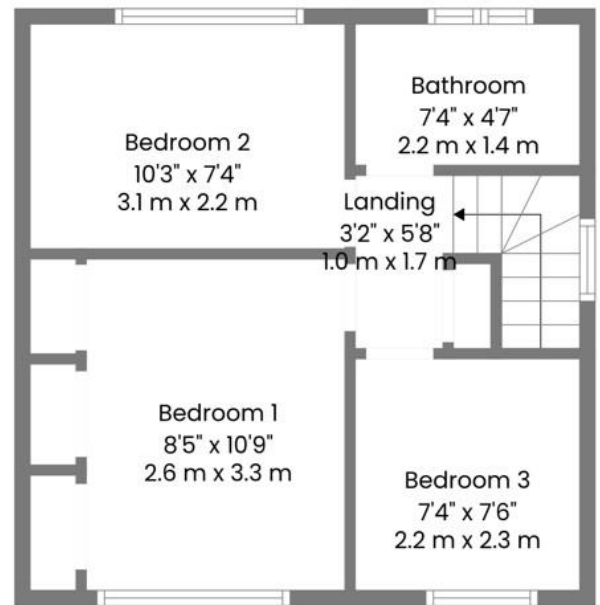
Location

Slightly further out from the centre Hunts Cross has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced cottages in the centres of Woolton and Gateacre and a small number of apartment developments. Woolton Village, Gateacre Village and Hunts Cross Avenue are all designated conservation areas due to the historical value of many of their buildings and green spaces are plentiful with Camphill and Woolton Woods, Allerton Towers, Reynolds Park and Belle Vale Park all within L25. Woolton Village has a regular farmers market, Tesco and Sainsburys stores, a thriving high street with popular local pubs, quality restaurants, the charming Woolton Picture House cinema and a library. Belle Vale Shopping Centre is also conveniently located. Schools in the area are highly regarded and include Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Hunts Cross railway station provides a regular train service and road links to the M62 and John Lennon Airport put both of these and the City Centre within 15 minutes drive.

Floor Plan



Floor 1



Floor 2

TOTAL: 709 sq. ft, 66 m2

FLOOR 1: 379 sq. ft, 35 m2, FLOOR 2: 330 sq. ft, 31 m2

EXCLUDED AREAS: WALLS: 83 sq. ft, 7 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, No Responsibility Is Taken For Any Error, Omission Or Mis-statement. This Plan Is For Illustrative Purposes Only And Should Be Used As Such By Any Prospective Purchaser.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.