

55 ROUND HEY, LIVERPOOL, MERSEYSIDE L28 1RD

£128,000



**ROUND HEY, STOCKBRIDGE VILLAGE – SPACIOUS
FAMILY HOME WITH HUGE POTENTIAL**

PROPERTY REFERENCE CODE: RS0201

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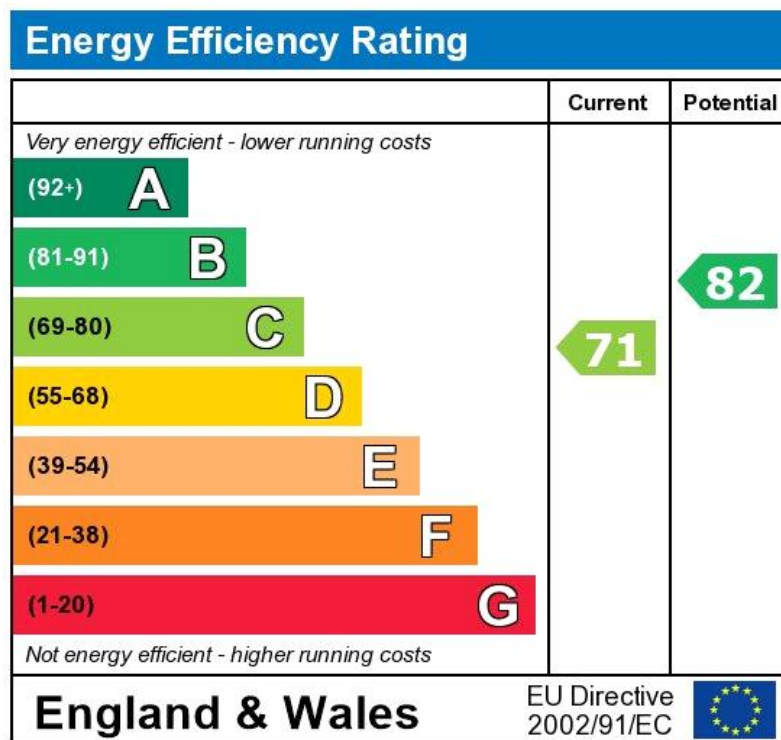
****Ideal family home or buy-to-let investment****

NO CHAIN*

Spacious Three-Bedroom Family Home with Conservatory, Driveway & Excellent Investment Potential.

****Early viewing is highly recommended to fully appreciate everything this property has to offer****

- ****NO CHAIN****
- 3 BEDROOMS
- CONSERVATORY OPENING TO THE GARDEN
- DRIVEWAY
- GREAT LOCATION
- WORCESTER BOSCH BOILER
- SCOPE TO MODERNISE & ADD VALUE
- RECENTLY FITTED MODERN SHOWER ROOM
- FRONT & REAR GARDENS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Bailey & Staples are delighted to offer for sale this spacious three-bedroom terraced property, occupying a popular residential position on Round Hey, Stockbridge Village. Offering generous accommodation throughout, excellent storage and attractive gardens, this property presents an excellent opportunity for first-time buyers, growing families and buy-to-let investors looking to create a home tailored to their own tastes.

Upon entering, a welcoming entrance hallway provides access to both the spacious living room and the kitchen/diner. The generous living room enjoys plenty of natural light and features a fireplace as its focal point, offering a cosy space to relax while also providing scope for buyers wishing to update and personalise the room.

Positioned to the front of the property, the kitchen/diner offers ample worktop and cupboard space together with plenty of room for family dining, making it ideal for everyday living.

To the rear, the conservatory provides valuable additional reception space and overlooks the rear garden, creating an ideal setting for entertaining or enjoying the garden throughout the seasons.

The first floor offers three well-proportioned bedrooms together with a recently refurbished bathroom with walk in shower cubicle. The property also benefits from an abundance of built-in storage, adding to its

practicality for family living.

Offered to the market with vacant possession and no onward chain, this property is ready for its next owner. While it would benefit from some cosmetic updating and redecoration, it has been well cared for and provides an excellent opportunity for buyers to modernise and add value to suit their own style and requirements.

Externally, the property enjoys gardens to both the front and rear, a private driveway providing off-road parking, together with a useful front bin store and storage shed offering additional outdoor storage.

Ideally situated close to local amenities, well-regarded schools, transport links and motorway networks, this property combines generous living space with excellent potential. Whether you're searching for your next family home or a promising investment opportunity, this property offers fantastic value with plenty of scope to make it your own.

Early viewing is highly recommended to appreciate the space, potential and opportunity this home has to offer. #

Construction & Lending Note: This property is of non-standard construction. While it offers excellent space and value, it may not be suitable for all mainstream mortgage lenders. We highly advise interested parties to seek advice from a specialist mortgage broker or surveyor before placing an offer.

Council Tax Band: A

Tenure: Freehold

Parking options: Driveway

Garden details: Enclosed Garden, Front Garden, Rear Garden

Entrance hall

w: 0.83m x l: 4.42m

A welcoming entrance hallway providing access to the spacious living room and kitchen/diner, creating a practical and well-balanced layout for everyday family living.

Kitchen/diner

w: 3.26m x l: 3.32m

Positioned to the front of the property, this spacious kitchen/diner is fitted with a range of beech-effect wall and base units complemented by contrasting work surfaces. The kitchen features a stainless steel sink with drainer, integrated double oven, four-ring gas hob with extractor hood above, and plumbing and space for a washing machine. There is also ample space for a family dining table, making it an ideal area for everyday meals and entertaining.

Living room

w: 4.79m x l: 5.1m

A spacious and light-filled reception room featuring laminate flooring and a fireplace, creating an attractive focal point. A uPVC door provides direct access to the conservatory, while a double-glazed window overlooks the rear garden, allowing plenty of natural light to fill the room.

Conservatory

w: 1.97m x l: 2.01m

A bright and spacious double-glazed conservatory enjoying pleasant views over the rear garden. Offering versatile additional living space, it is ideal as a second sitting area, dining space, home office or simply a relaxing place to unwind while enjoying the garden throughout the year.

Master bedroom

w: 2.92m x l: 4.1m

A spacious and inviting principal bedroom overlooking the rear garden, providing a peaceful outlook. Generously proportioned, the room offers ample space for a double bed, wardrobes and additional bedroom furniture, creating a comfortable and practical retreat.

Bedroom 2

w: 2.53m x l: 4m

A generously proportioned double bedroom positioned to the front of the property, offering ample space for a range of bedroom furniture. Conveniently situated adjacent to the modern shower room, this bright and versatile room is ideal for family members or guests.

Bedroom 3

w: 2.14m x l: 3.12m

Situated to the rear of the property, this well-proportioned single bedroom overlooks the rear garden. Offering excellent versatility, it would make an ideal child's bedroom, nursery, home office or hobby room, while still providing ample space for bedroom furniture.

Bathroom

w: 2.36m x l: 1.6m

Recently refurbished to a high standard, this stylish and contemporary bathroom features a walk-in shower enclosure, sleek vanity wash hand basin with storage beneath, toilet, heated towel rail and attractive marble-effect wall panels for a modern, low-maintenance finish. Complemented by laminate flooring and two uPVC double-glazed windows, the room benefits from an abundance of natural light and ventilation.

Landing

w: 1.67m x l: 3.24m

A bright and spacious first-floor landing providing access to all three bedrooms and the modern shower room. The landing also benefits from a useful built-in storage cupboard, offering practical space for household items and linen.





TENURE: We have been advised by the Vendors the property is Freehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.