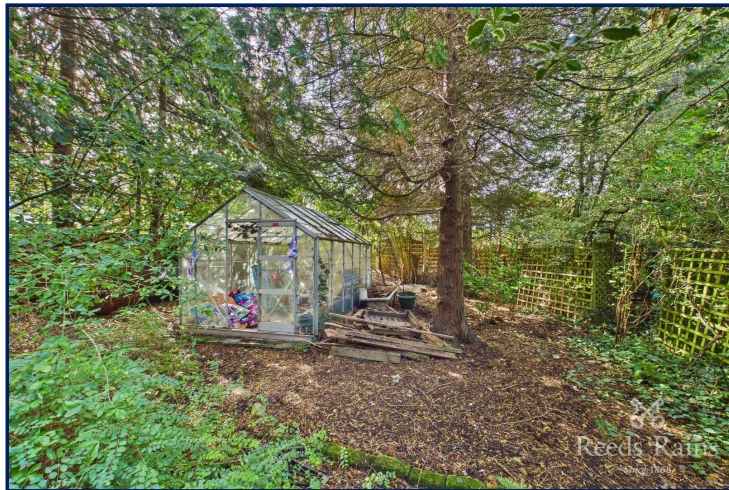
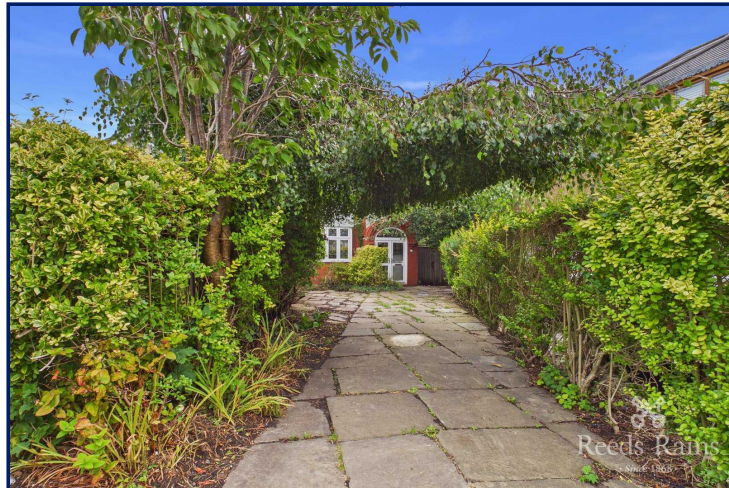




Hilda Road, Liverpool, Merseyside,
L12

Asking Price: £295,000
Freehold

 **Reeds Rains**

reedsrains.co.uk

Hilda Road, Liverpool, Merseyside, L12
Asking Price: £295,000 Freehold

Council Tax Band: D
EPC Rating: C

No Onward Chain - Vacant Possession - 0.29 Acres Plot - Gardener's Delight

New to market, with the major benefit of having no onward chain and with a potential-filled home and land plot, situated right in the heart of West Derby, L12!

The property has been and has remained a family home for three generations and was once home to a tennis court in the rear gardens, along with space for multiple cars to park on the driveway.

The home briefly comprises; entrance porch, hallway, living room with bay-fronted window, dining room to the rear, kitchen to the side of the home. To the first floor, landing, three separate bedrooms, family bathroom and separate WC.

The property has recently been cleared and readied for market by the vendors with a well-performing energy efficiency rating of C and a council tax banding of D.

The home has been double-glazed throughout most parts of the home, has gas central heating and roof insulation.

EPC Grade - C
Council Tax band - D

THREE BEDROOM SEMI-DETACHED

EXTERNAL
Private, hedged, off-street parking for multiple cars, side access to huge rear garden, set over more than 0.25 acres.

GROUND FLOOR

Porch
6'3" (1.91) x 3'4" (1.02) (approx)
Entrance to the property, ideal for shoe and coat storage, leads to hall.

Hall
Hallway which provides access to both reception rooms and kitchen with stairs to first floor.

Living Room
12'2" (3.71) x 16'1" (4.91) (approx)
Expansive living space to the rear of the home with characterful bay window and single glazed windows.

Dining Room
12'7" (3.84) x 14'3" (4.35) (approx)
Front-facing reception room with bay window with double-glazed Upvc windows.

Kitchen
7' (2.13) x 10'11" (3.33) (approx)
Unmodernised kitchen to the rear with under-stair pantry, also houses boiler. Access to rear garden.

FIRST FLOOR

Landing
First floor landing which provides access to all three bedrooms, bathroom and WC.

Bedroom 1
10'6" (3.19) x 14'8" (4.48) (approx)
Main bedroom to the front of the home with bay window and wardrobes either side of chimney breast, space for king size bed.

Bedroom 2
12'4" (3.76) x 13'10" (4.21) (approx)
Secondary double bedroom to the rear of the home with space for fitted wardrobes and double bed.

Bedroom 3
7' (2.14) x 10'2" (3.09) (approx)
Smaller bedroom to the front of the home with characterful, curved bay window. Ideal nursery or work from home space.

Bathroom
7' (2.14) x 6'6" (1.98) (approx)
Two-piece bathroom suite with bathtub and shower facilities and wash basin.

WC
4' (1.22) x 2'9" (0.83) (approx)
Separate water closet with toilet and window to side of the home.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk