



**North Barcombe Road, Liverpool L16 7PZ**



**welcome to**

## **North Barcombe Road, Liverpool**

Nestled in the heart of L16, this home is close to excellent schools, local amenities, and transport links, with Liverpool city centre just a short drive away. The Childwall area is known for its green spaces and strong community feel, making it an ideal setting for family life



### **Cloakroom**

Double glazed window to the front, W.C, wash hand basin.

### **Lounge**

14' 8" to bay x 11' 3" to max ( 4.47m to bay x 3.43m to max )

Double glazed window to the front, radiator, carpet flooring.

### **Dining Room**

20' 5" x 10' 8" ( 6.22m x 3.25m )

Double glazed window to the rear, radiator, carpet flooring.

### **Kitchen**

17' 3" x 7' 8" ( 5.26m x 2.34m )

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, radiator, double glazed window to the rear.

### **Bedroom One**

14' 8" into bay x 10' 2" to max ( 4.47m into bay x 3.10m to max )

Double glazed window to the front, radiator, carpet flooring.

### **Bedroom Two**

13' 9" to max x 10' 5" to max ( 4.19m to max x 3.17m to max )

Double glazed window to the rear, radiator, carpet flooring.

### **Bedroom Three**

7' 4" to max x 9' 4" to max ( 2.24m to max x 2.84m to max )

Double glazed window to the front, radiator, carpet flooring.

### **Bathroom**

Double glazed window to the side, bath, wash hand basin, radiator, part tiled walls.

### **Separate W.C**

W.C.

### **Garage**

41' x 11' 3" ( 12.50m x 3.43m )



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## **North Barcombe Road, Liverpool**

- Three Bedroom Semi Detached Property
- Lounge
- Dining Room
- Fitted Kitchen
- Double Glazing

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ALT123575 - 0011

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