



9 Lucas Avenue

Childwall, Liverpool, L16 2AA

Offers over £450,000



Nestled in the desirable area of Childwall, Liverpool, this stunning new build family home on Lucas Avenue offers a perfect blend of modern living and comfort. Built in 2020, this detached house spans an impressive 1,463 square feet, providing ample space for family life.

The property boasts two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. With four well-appointed bedrooms, there is plenty of room for everyone, ensuring that each family member has their own personal space. The three bathrooms add convenience and privacy, making morning routines a breeze.

One of the standout features of this home is the open plan kitchen and dining area, which creates a warm and inviting atmosphere for family gatherings and meals. The contemporary design and high-quality finishes throughout the property enhance its appeal, making it a truly inviting space.

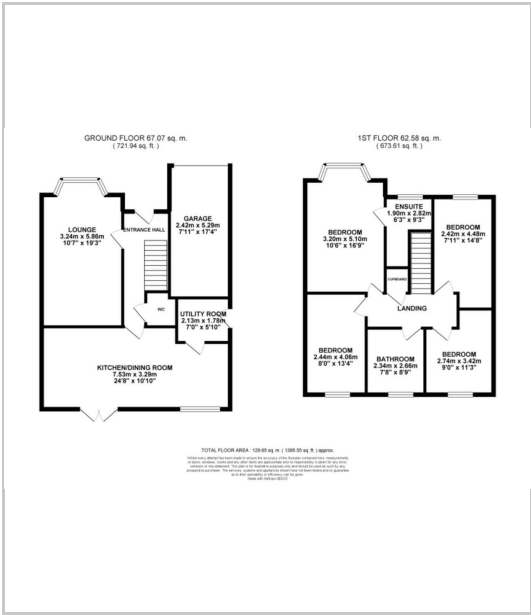
For those who value practicality, the property includes a driveway and garage, providing secure parking and additional storage options. Furthermore, with five years remaining on the NHBC warranty, you can have peace of



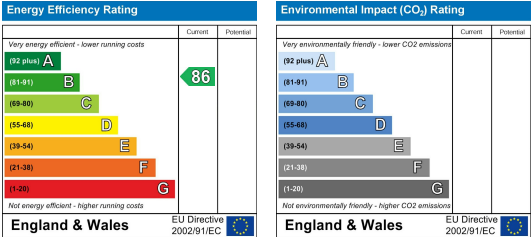
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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