



## Ewart Road, Childwall, Liverpool, L16 2LH

- Three Bedroom Semi Detached Property
- Recently Renovated Throughout
- Impressive Open Plan Kitchen Diner
- En Suite to Master & Family Bathroom Suite
- Available for Sale with No Onward Chain
- Through Family Lounge & Formal Dining Room
- Three Generously Sized Bedrooms
- Expansive Rear Garden & Driveway for Parking



£330,000



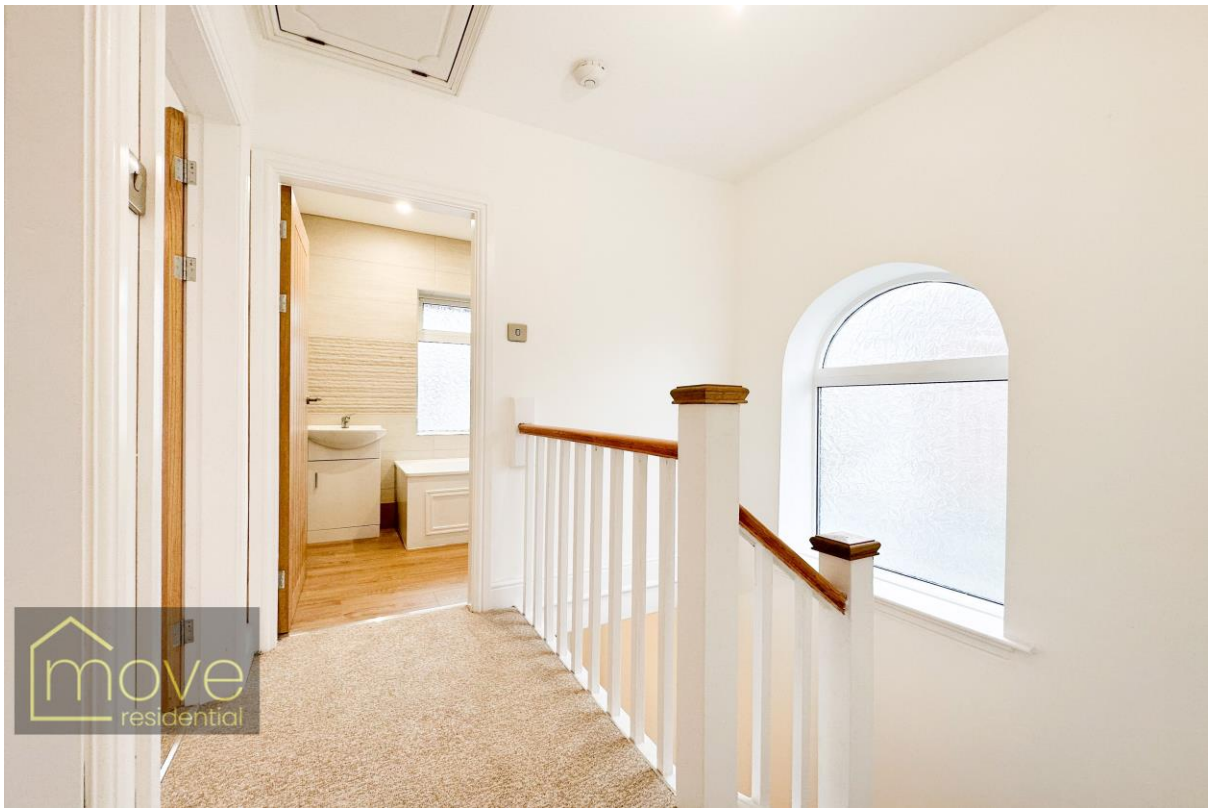




















## Description

Located on Ewart Road in the ever popular suburb of Childwall, L16, is this stunning recently renovated three bedroom semi detached property, welcomed to the sales market courtesy of Move Residential. Available for sale with no onward chain, the property has been refurbished to a very high standard throughout and is ready to move into right away with no work needed. In brief, the property comprises; a welcoming entrance hallway, a bright and spacious bay fronted through family lounge and formal dining room, an extended open plan modern fitted kitchen and diner complete with integrated appliances and ample work surface space. To the first floor, you will find two generously sized double bedrooms, a good sized single bedroom and a three piece family bathroom suite. Externally, to the front of the property, off road parking is provided; whilst to the rear elevation, there is an expansive and neatly manicured laid to lawn garden. Enjoying a sunny aspect throughout the day and a paved patio area perfect for alfresco dining. This enviable garden provides the ultimate outdoor recreational space for the house to enjoy. Further benefits to the property include double glazing and gas central heating throughout.

## Location

Childwall has a truly suburban feel to it with the range of large houses and green space making it a very sought after location. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, and Broadgreen railway station, which offers regular services to Liverpool City Centre, Manchester, Wigan and St Helens, while the famous Childwall Five Ways links drivers to all areas of the City. For your free time, Bowring Park boasts the first municipal golf course in England, as well as the award winning National Wildflower Centre and plenty of open space. Childwall Woods meanwhile offers 39 acres of Local Nature Reserve to explore. Schools include Bishops Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. First mentioned in the Domesday book and still home to the only remaining medieval church in Liverpool, Childwall and the areas around it offer a comfortable modern slice of Liverpool life with the security that buying in a long established area brings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 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.