



Padstow Road, Childwall, L16 4PR

- Three Bedroom Semi Detached Property
- Entrance Hall, Through Lounge, Conservatory
- Two Double Bedrooms and Single Room
- Lawned Garden to Rear with Patio
- Generous Proportions, Bursting with Potential
- Substantial Extended Kitchen Diner
- Three Piece Family Bathroom Suite
- Driveway for Off Road Parking & Garage



Offers in Excess of £280,000

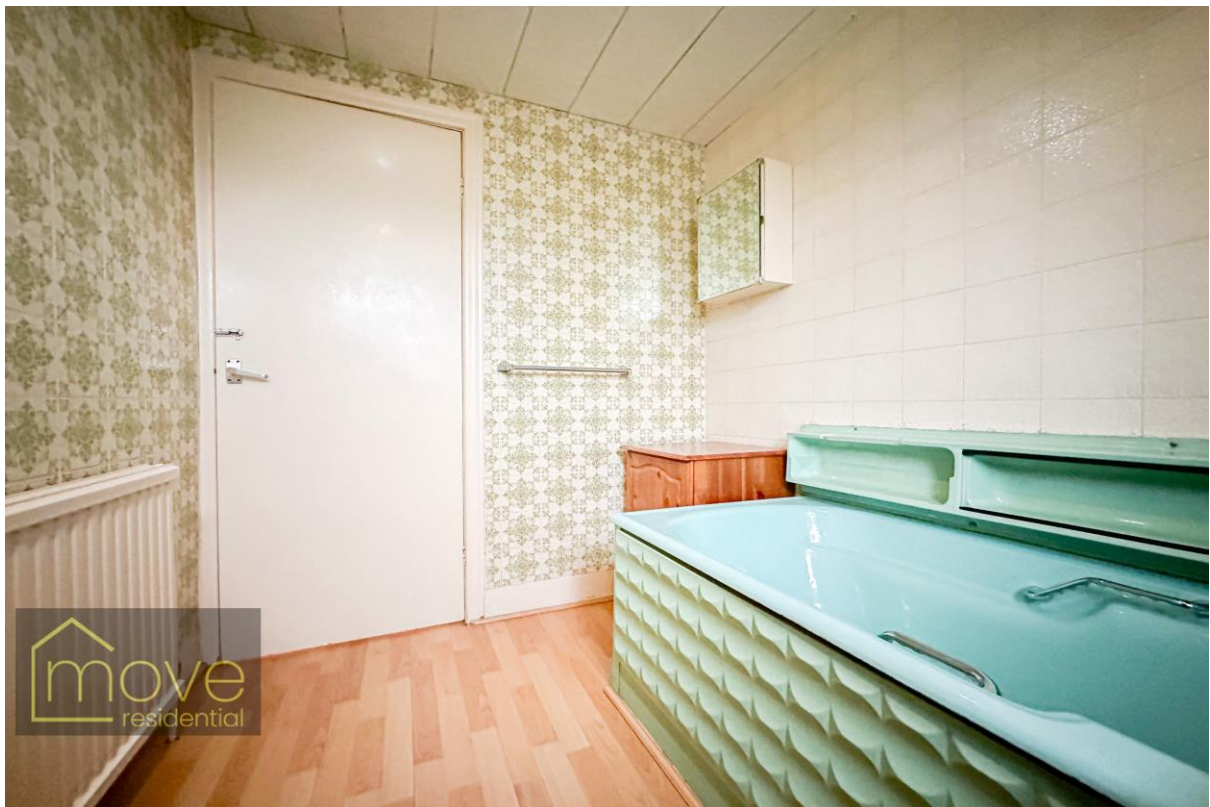


move
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Description

Move Residential are pleased to offer for sale this three bedroom semi detached home, ideally located on Padstow Road in the sought after area of Childwall, L16. Having been extended to the rear, the property enjoys generous living proportions and is bursting with potential. In need of refurbishment throughout, this promising property is perfect for a buyer who wants to put their own stamp on a future home. Following through the entrance hall, you are led into the spacious through lounge, awash with natural light courtesy of the french doors leading out into the conservatory, and then onto the generously sized extended kitchen diner. This first floor offers two spacious double bedrooms and a well proportioned single room, along with a three piece family bathroom suite. Externally, to the rear of the property there is an expansive garden, made up of both a lawn and patio area. The substantial conservatory offers an additional seating area where views of the garden can be enjoyed. To the front there is driveway providing off road parking, as well as a garage accommodating extra storage space.

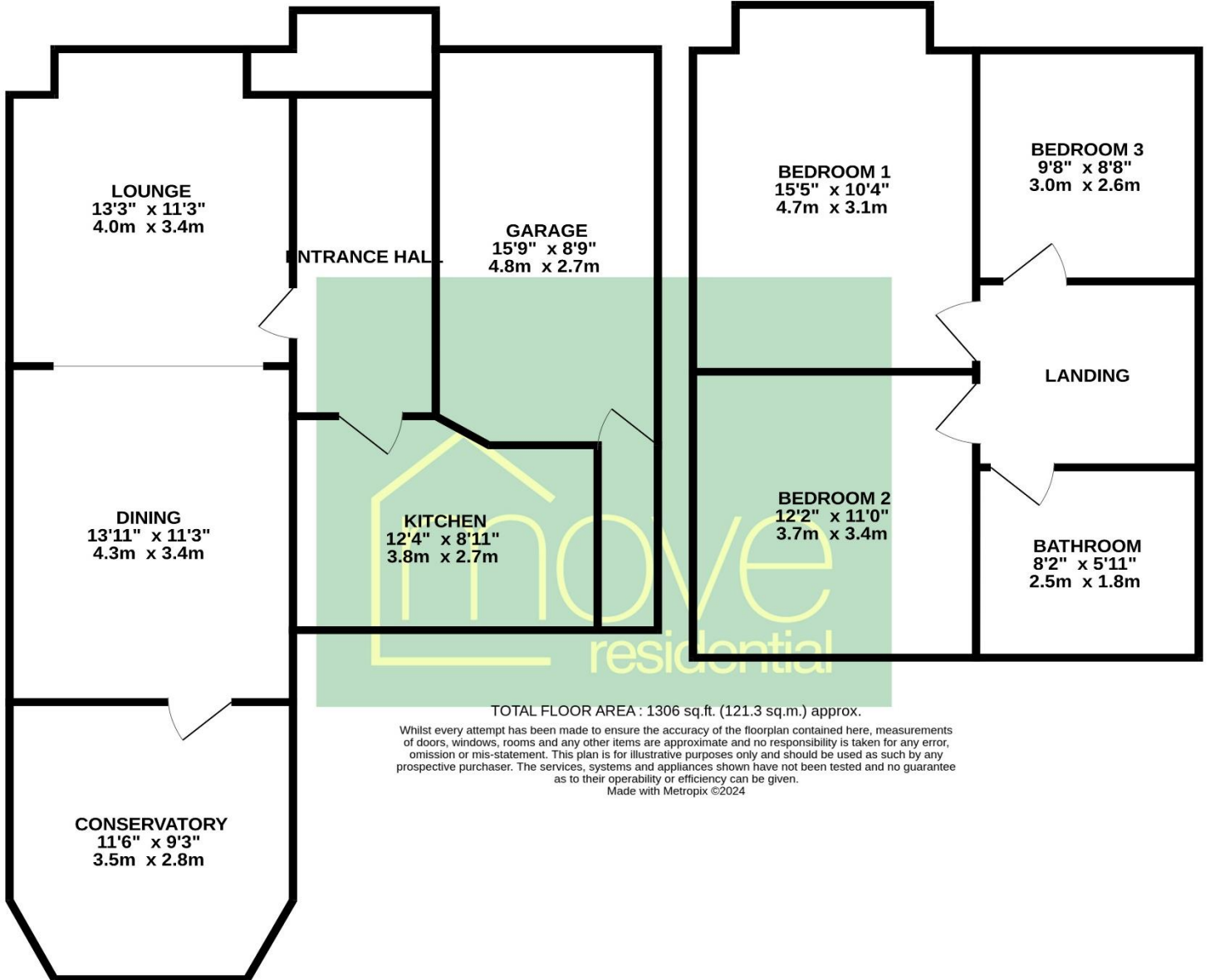
Location

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 Doomsday 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.

Floor Plan

GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 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.