



Childwall Valley Road, Childwall, L16 4PB

- Fabulous Four Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Modern Fitted Kitchen & Dining Room
- Luxurious Four Piece Family Bathroom Suite
- Located in the Sought After Area of Childwall
- Entrance Hall & Two Separate Lounge Areas
- Three Double Bedrooms & Spacious Single
- Garden to Rear, Driveway & Garage to Front



Offers in Excess of £450,000



The logo for 'move residential' features the word 'move' in a large, lowercase, sans-serif font, with a stylized house icon above the letter 'o'. Below 'move' is the word 'residential' in a smaller, lowercase, sans-serif font. The entire logo is set against a dark grey rectangular background.







move
residential



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Description

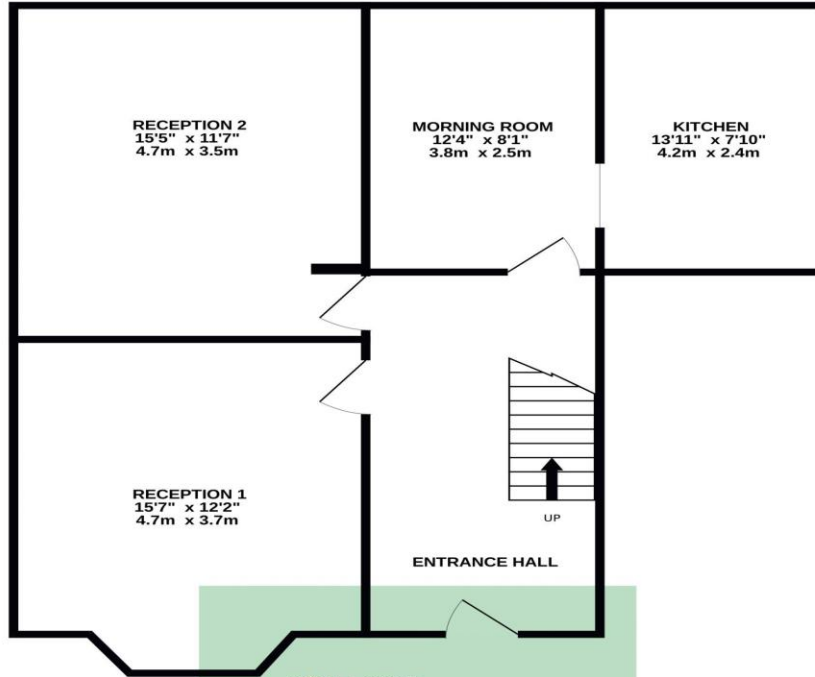
Presented by Move Residential, a fabulous four bedroom semi detached family home situated on Childwall Valley Road, in the highly sought after area of Childwall, L16. Occupying a vast plot, the property boasts generous living proportions throughout along with impeccably presented interiors, promising to be the perfect family home for its future occupants. Following through the hallway, you are led into the first of three spacious reception rooms. The family lounge has been elegantly decorated, with a feature fireplace at the centre, and french doors flooding the room with light, as well as providing access and views out to the rear garden. This is followed by a second beautifully presented lounge area, as well as a delightful dining room. Adjoining to the dining room is the modern fitted kitchen with an array of stylish wall and base units and complementary worktops offering plentiful surface space. Ascending to the first floor you will discover three generously sized double bedrooms, along with a spacious single bedroom, all finished to an immaculate standard, with the two main bedrooms benefiting from fitted wardrobes. Completing the interior of the property is a luxurious contemporary style four piece family bathroom suite. Externally, the property further benefits from a beautifully landscaped garden to the rear. Made up of a lawned area with decorative greenery borders and a large patio, ideal for alfresco dining and entertaining, this is the ultimate outdoor space for the whole household to enjoy. To the front there is a substantial driveway for offroad parking, along with another attractive garden area, and a garage accommodating extra storage space.

Location

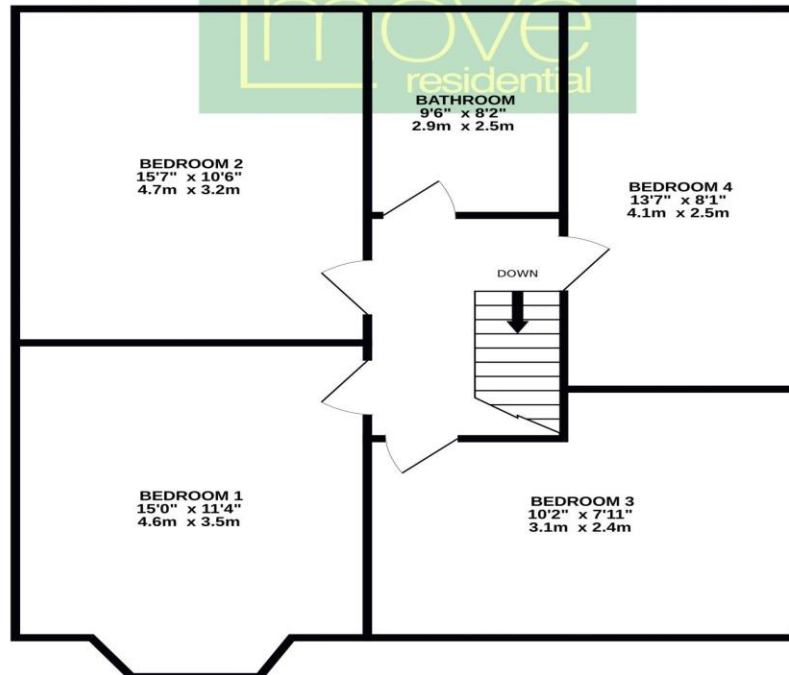
Childwall has a truly suburban feel to it with the range of large houses and green space making it a very sought after location. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, and Broadgreen railway station, which offers regular services to Liverpool 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 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.

Floor Plan

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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		87 B
69-80	C		
55-68	D	63 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.