



Score Lane, Childwall, L16 5EF

- Three Bedroom Extended Semi Detached Property
- Generously Proportioned and Beautifully Presented
- Modern Open Plan Kitchen Diner with Utility Area
- Contemporary Style Three Piece Bathroom Suite
- Located in Highly Sought After Area of Childwall
- Porch, Entrance Hall and Two Reception Rooms
- Two Spacious Double Bedrooms and Single Room
- Landscaped Garden to Rear and Driveway to Front



Offers in Excess of £335,000









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Description

Move Residential are delighted to present to the sales market this lovely three bedroom extended semi detached home located on Score Lane in the highly sought-after area of Childwall, L16. The property offers generously sized and beautifully presented living accommodation throughout, promising to make a fabulous future home for a lucky family. An inviting entrance hall greets you into the property, leading into the first of two spacious and tastefully decorated reception rooms, both featuring eye-catching fireplaces, with the front lounge benefitting from a large bay window which floods the room with natural light. The second reception room flows seamlessly into an extended modern open plan kitchen diner which presents the ideal setting for enjoying family mealtimes and entertaining guests. The kitchen is complete with an array of stylish fitted base and wall units, along with complementary worktops and sleek integrated appliances. There is ample room for a large dining table ideally positioned in front of the french doors which offer views and access out to the charming rear garden and illuminate the space in daylight. To the side of the kitchen, and completing the ground floor, is a convenient utility area. The high standard continues as you ascend to the first floor, where you will find two generously proportioned and immaculately presented double bedrooms, both benefitting from attractive fitted wardrobes, as well as a large single bedroom. Concluding the interior of the property is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a fantastic landscaped garden to the rear, made up of a neatly maintained lawn and a patio area ideal for al-fresco dining, as well as an outhouse. To the front is a sizable smartly paved driveway providing off road parking.

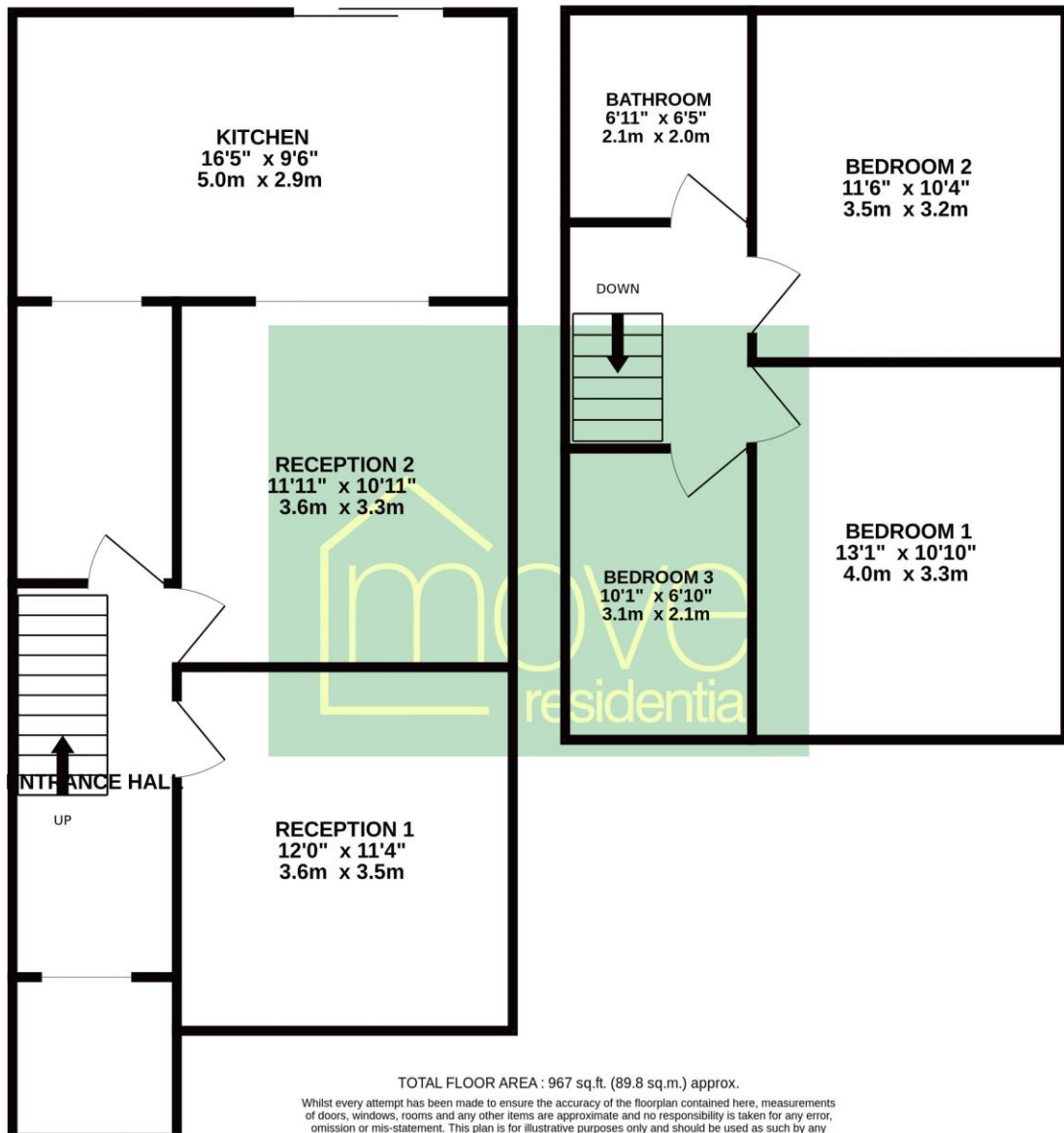
Location

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
571 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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	69 C	
55-68	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.