



## Glendevon Road, Childwall, L16 6AF

- Stunning Three Bedroom Semi Detached Property
- Fully Re-furbished Throughout to High Standard
- Stylish Modern Kitchen Finished to Top Specification
- Luxurious Tiled Three Piece Family Bathroom Suite
- Located in Highly Sought-After Area of Childwall
- Entrance Hall, Bright & Spacious Reception Room
- Two Generous Double Bedrooms & Single Room
- Delightful Garden to the Rear & Driveway to Front



Offers Over £250,000





















## **Description**

Move Residential are thrilled to offer for sale this stunning three bedroom semi detached home, located on Glendevon Road in the highly sought-after area of Childwall, L16. The property occupies a generous plot and has recently been fully re-furnished throughout, offering spacious and immaculately presented accommodation within, certain to make an enviable future family home. Following through the inviting entrance hall, you are led into an exceptionally spacious reception room, enjoying a bay window to the front, flooding the room with natural light, along with french doors to the rear, which also offer views and access out to the delightful garden. Tastefully decorated to an impeccable standard, this room is certain to make the perfect social family space. Completing the ground floor is a stylish modern kitchen designed to the very highest specifications, featuring a range of fitted high gloss base and wall units, complementary worktops, and sleek integrated appliances. To the first floor, you will find two generously sized double bedrooms along with a well-proportioned single bedroom, all beautifully presented, with the main bedroom benefitting from attractive fitted wardrobes. Concluding the interior of the property is a luxurious three-piece family bathroom suite, boasting stylish marble pattern tiles, and matte black fittings. Externally, to the rear the property further benefits from a vast garden, made up an expansive and neatly maintained lawn along with a raised flagged patio area. This presents the ultimate outdoor space for the whole household to enjoy, perfect for family recreational activities as well as al-fresco dining and entertaining. To the front, a smart gravel driveway provides off-road parking. A closer inspection is highly recommended to appreciate the exceptional quality finishes and generous living proportions this fabulous property has to offer.

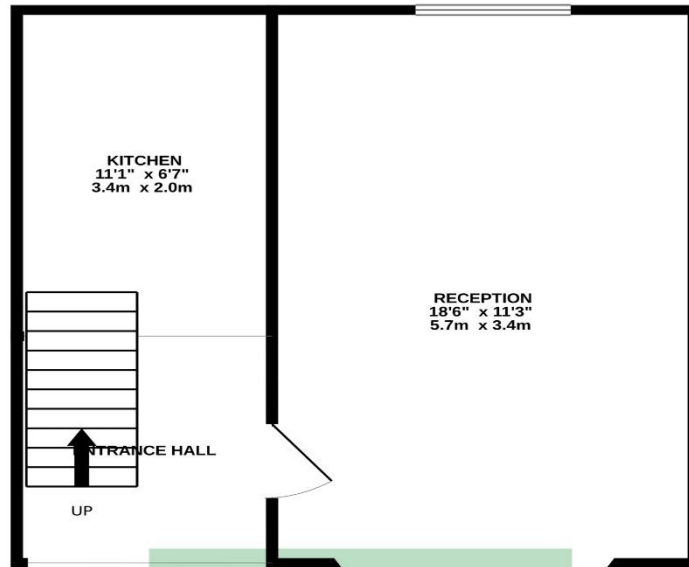
## **Location**

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.

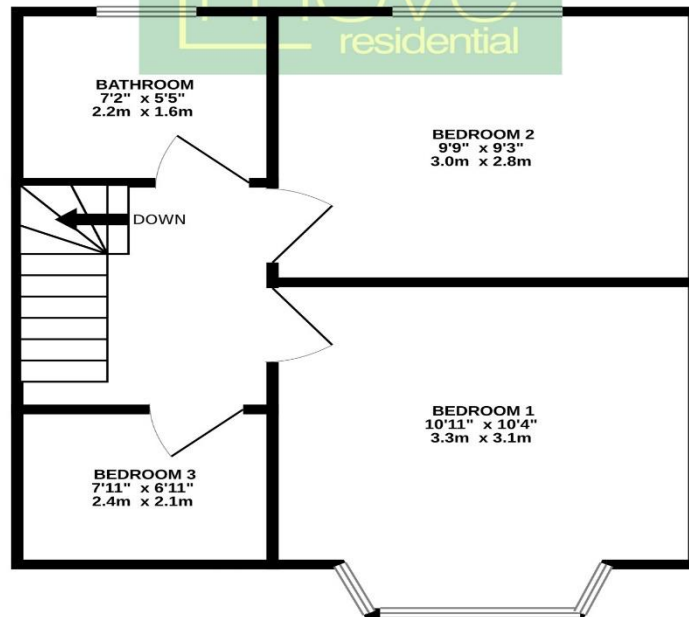


# Floor Plan

GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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	71 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.