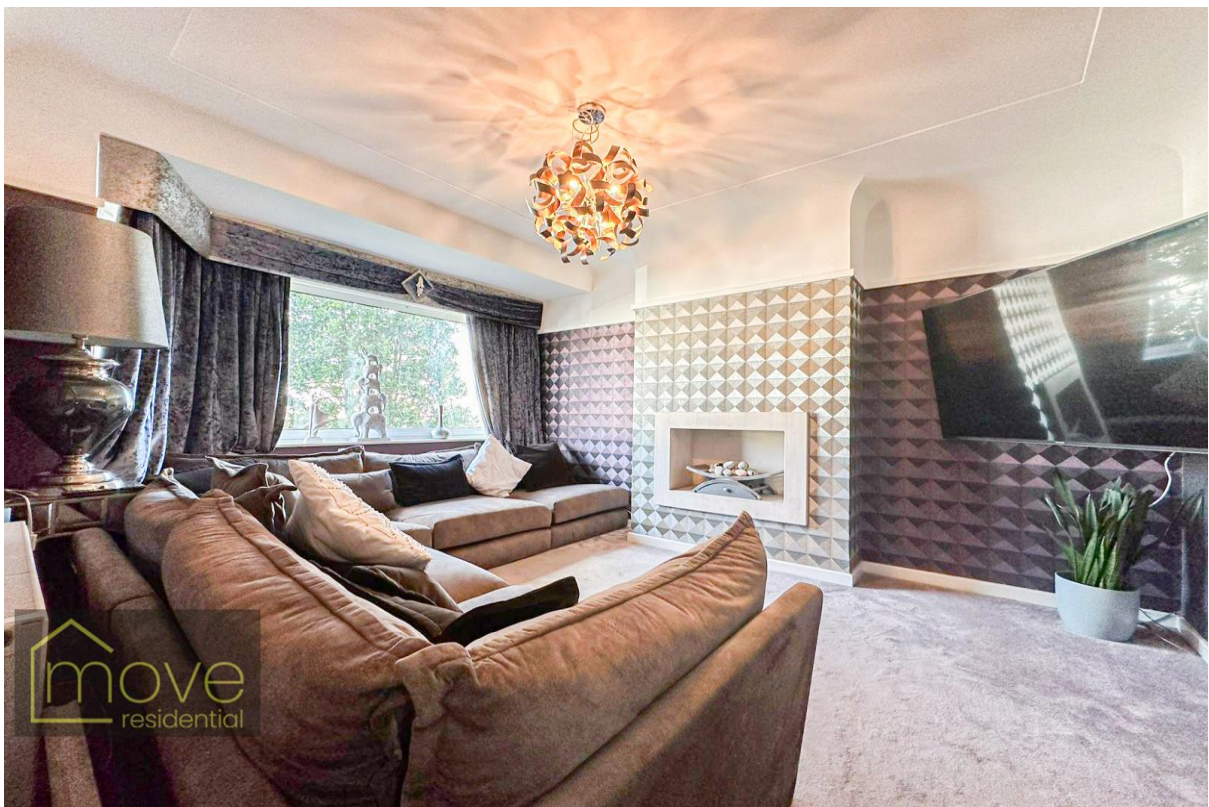
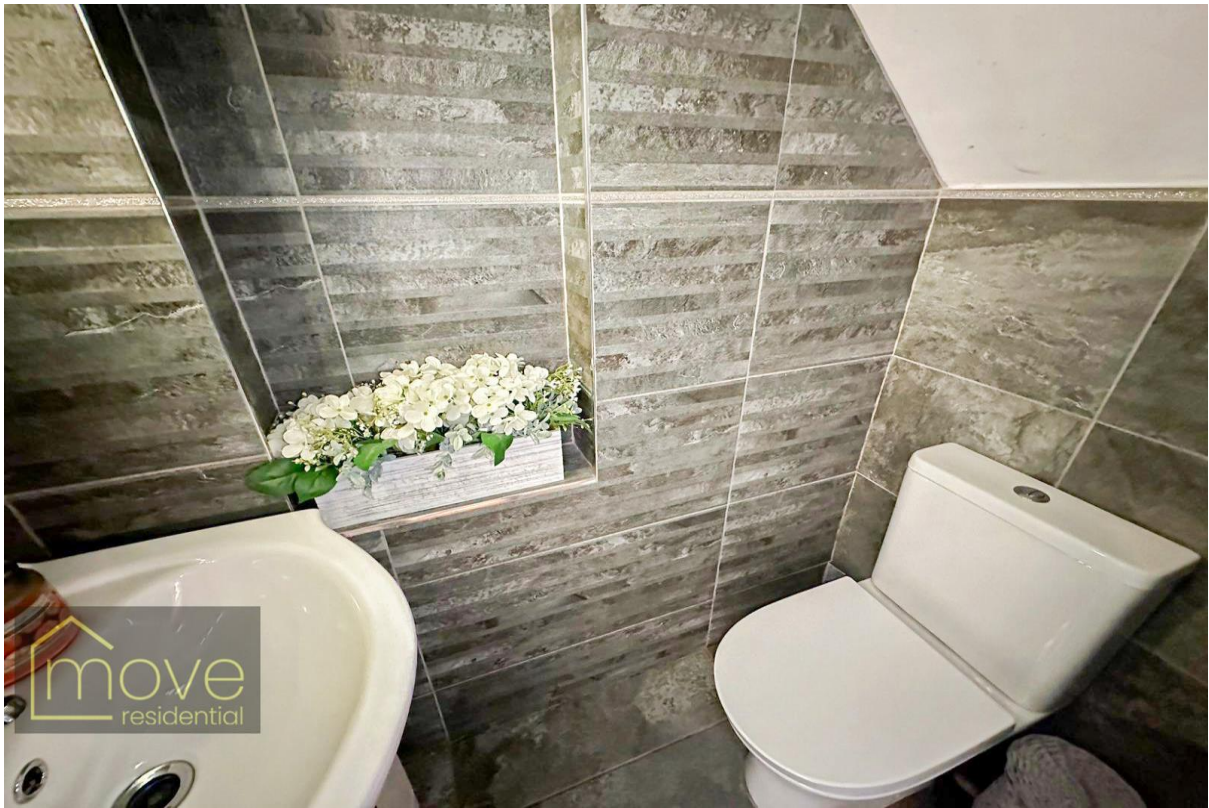


## North Barcombe Road, Childwall, L16 7PZ

- Stunning Four Bedroom Semi Detached Property
- Extended to High Standard Set Over Three Floors
- Striking Open Plan Kitchen, Dining & Living Area
- Ensuite to Master & Deluxe Main Shower Room
- Located in Highly Sought-After Area of Childwall
- Entrance Hall, Welcoming Lounge, Study & WC
- Three Double Bedrooms, Single & Loft Room
- Exceptional Garden to Rear & Off Road Parking

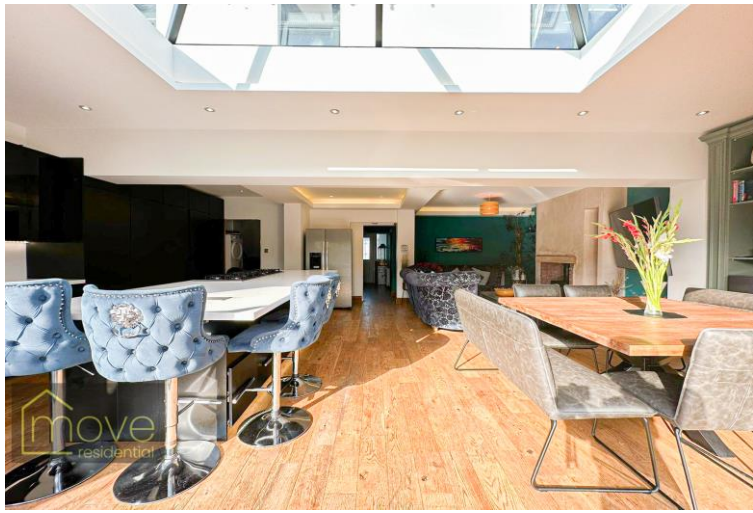


Offers Over £475,000



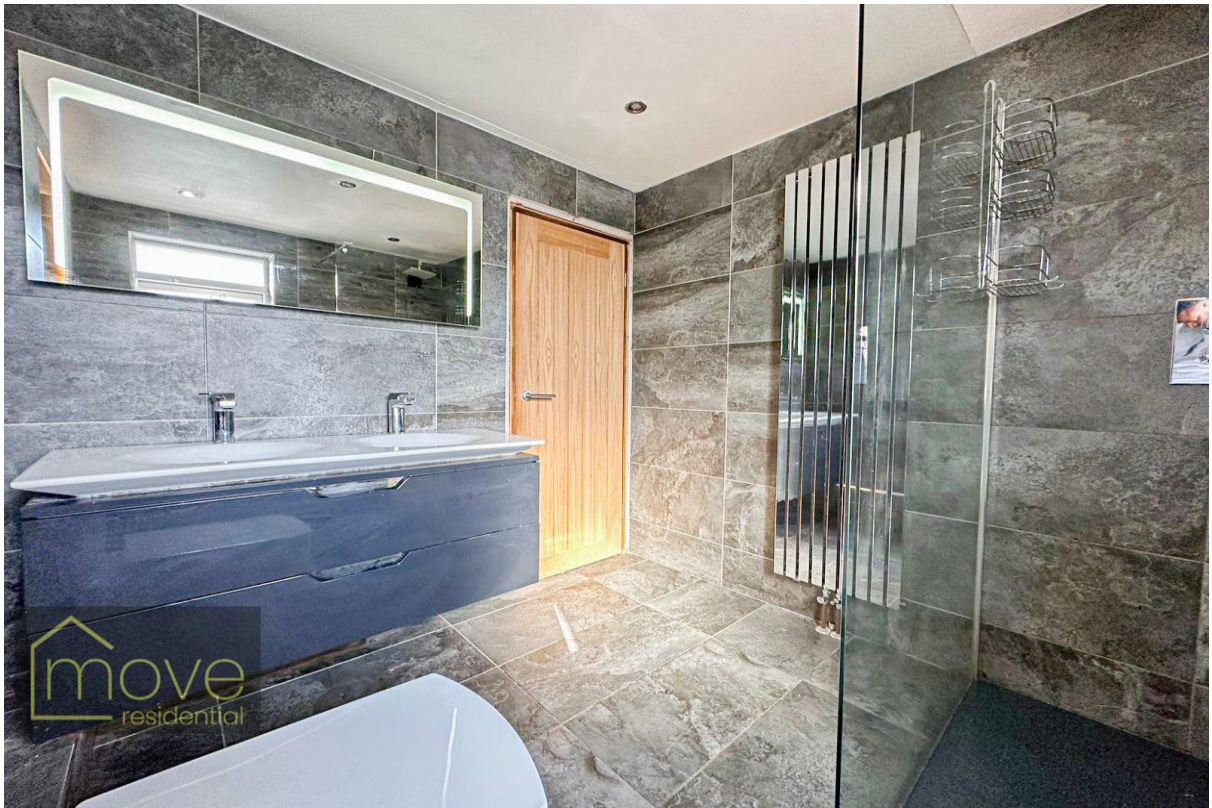




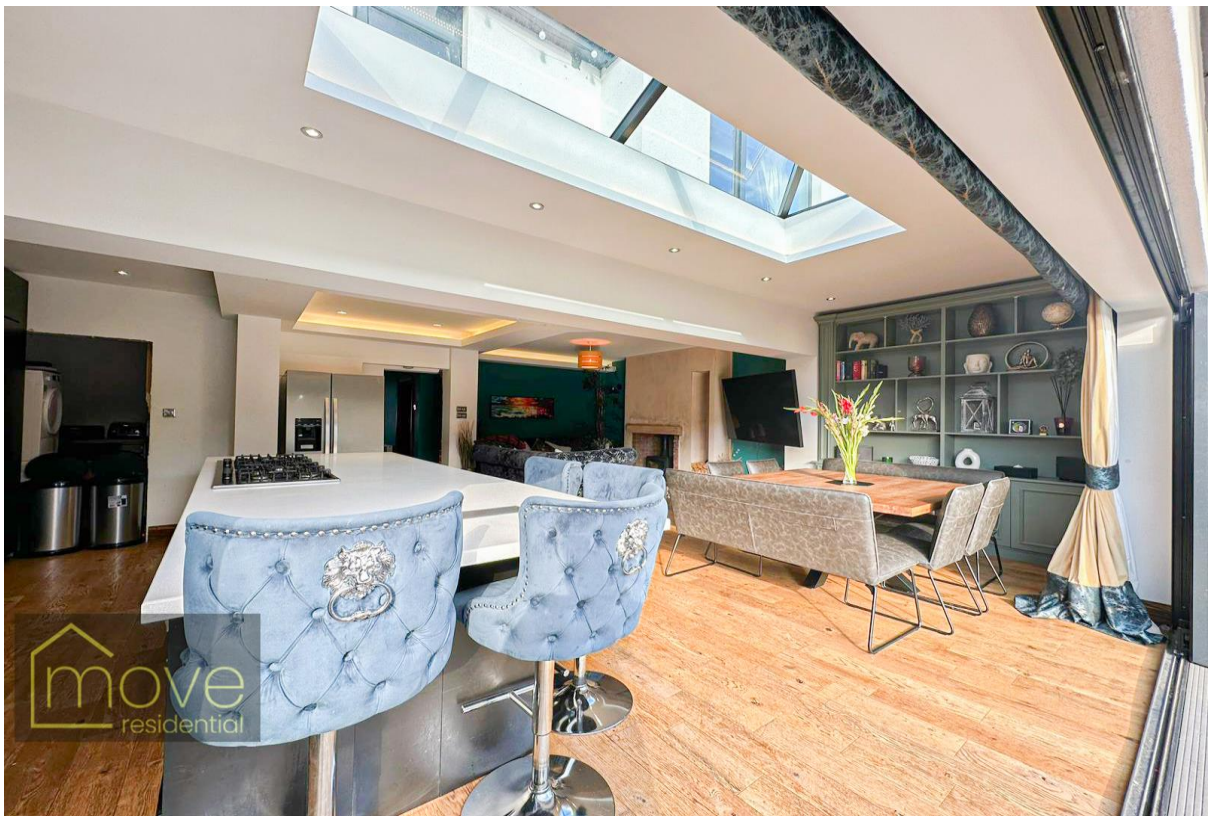


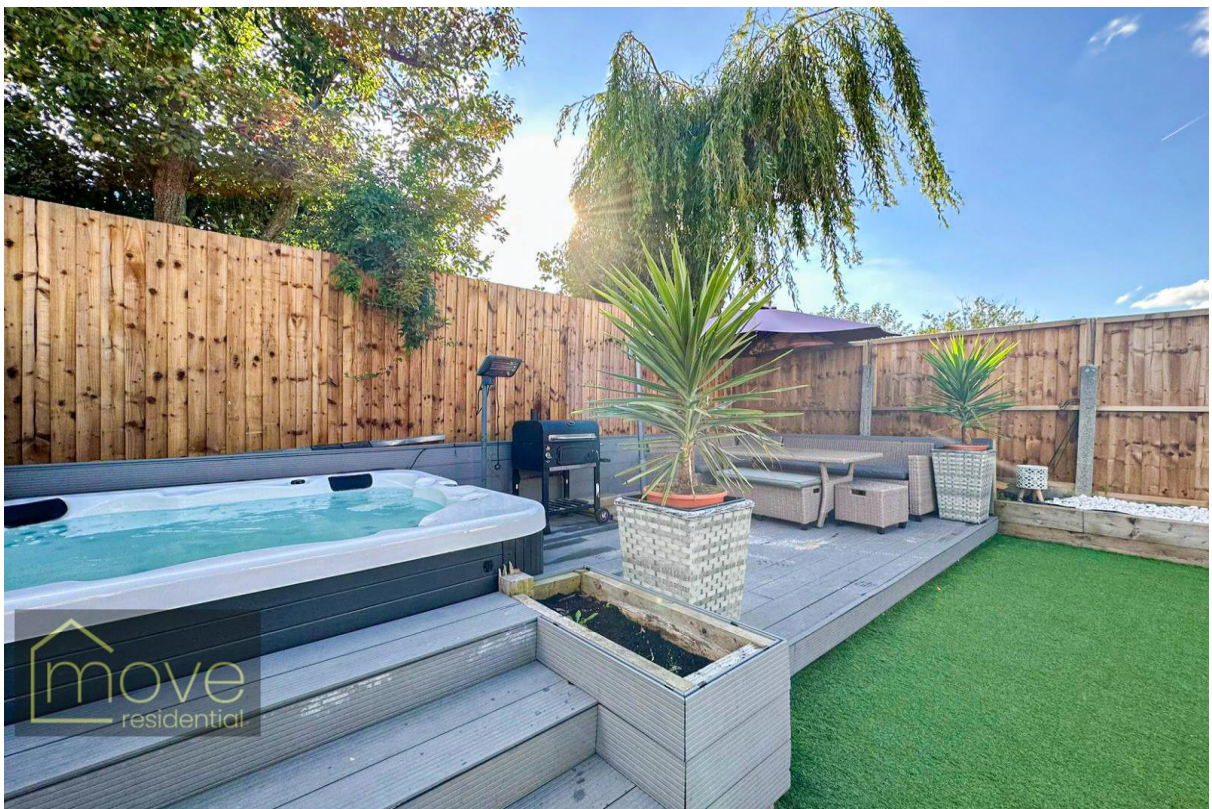












## Description

Standing proudly on North Barcombe Road in the highly sought-after suburb of Childwall, L16, is this stunning four bedroom semi detached home, proudly presented to the sales market courtesy of appointed agents, Move Residential. Having been extended to the very highest standard, this property offers exceptionally generous living proportions set over three floors, boasting an attractive modern frontage which exudes curb appeal, as well as immaculately presented interiors within. This promises to be an enviable future residence for a lucky family looking for their forever home in one of Liverpool's most desired locations. Following through the inviting entrance hall, you are led into a spacious front lounge, which is awash with natural light courtesy of a large bay window. Boasting a tasteful decor, this room provides the perfect space to relax, which feels both luxurious and welcoming. The ground floor centres around a striking open plan kitchen, dining and living area, which presents the ultimate entertaining space that is sure to amaze guests, as well as the perfect sociable setting for enjoying family mealtimes. It is clear to see that this space has been meticulously designed to top specification, with the kitchen complete with a range of fitted high gloss base and wall units, complementary worktops offering plentiful surface space and a variety of sleek integrated appliances. The kitchen additionally boasts a spectacular centre island which also acts as a breakfast bar, providing an abundance of extra worktop space, as well as an ideal spot for more casual dining. With such ample room on offer, this versatile space comfortably accommodates a formal dining area as well as an additional sofa area. An attractive feature skylight above illuminates the room in daylight, along with Bifold doors which offer views and access out to the rear garden. The garage has been converted to offer a study room, and completing the ground floor is a convenient WC and utility. The tour of the home continues to impress as you ascend to the first floor, where you will find three generously sized double bedrooms along with a well-proportioned single bedroom, all beautifully presented and receiving plenty of natural light. The master bedroom further benefits from the added luxury of a contemporary style en-suite shower room, and this floor also offers a main deluxe shower room featuring complementary tiles to the walls and floor, as well as a spacious walk-in shower unit. At the pinnacle of the property is a substantial loft room which provides an abundance of additional storage space whilst also presenting exciting potential for conversion. A highlight of this sensational home is undoubtedly the fabulous landscaped rear garden that presents an incomparable outdoor entertaining space. The garden is made up of an artificial lawn, surrounded by decorative pebble borders, and a raised decking area which presents an idyllic spot for al-fresco dining and currently accommodates a hot-tub. To the front is a smart driveway providing ample off-road parking.

## Location

A large and varied area of the City, much of it ideal for student investors as it consists largely of good sized, reasonably priced terraced properties close to the two main University bus routes, which run through the heart of Wavertree along both Smithdown Road and Picton Road. Many working professionals are drawn to the outskirts of Wavertree where a selection of first time buyer and family semi or detached properties can be found, along with character properties in Wavertree Garden Suburb (off Thingwall Road) and Wavertree Village (off Picton Road). Open space includes Greenbank Park and Wavertree Playground - known locally as The Mystery due to the anonymous nature of the donor of the land - which includes Wavertree Sports Park with Liverpool Aquatics, Liverpool Tennis and Wavertree Athletics Centres. Smithdown Road and Picton Road provide a wide variety of pubs, bars, eateries and shops, including a large Asda Supermarket, and a library. Schools include the historic Blue Coat School and King David High School. Wavertree Technology Park train station has regular services into Liverpool and out to Manchester, buses into the City are frequent and take less than 15 minutes. As with all of south Liverpool, the M62 and John Lennon Airport are also easily reached.

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	42 E	
21-38	F		
1-20	G		

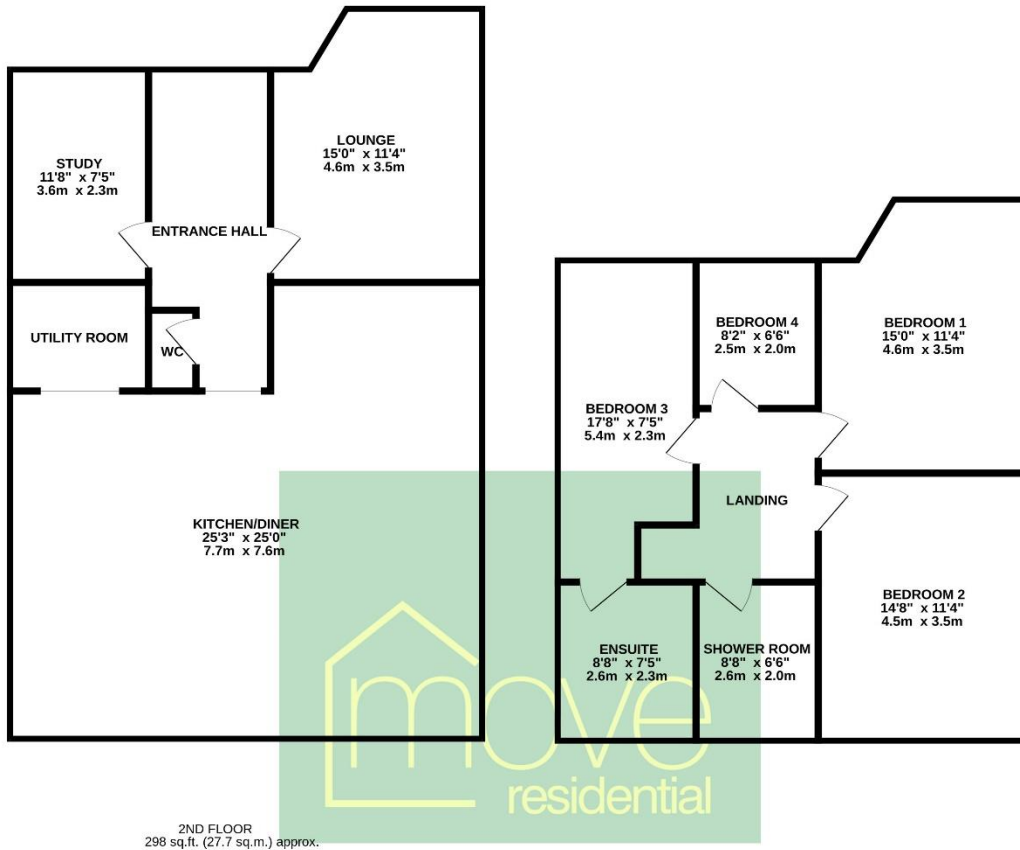
## Additional Information

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.

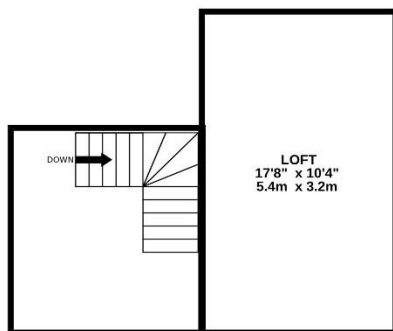
# Floor Plan

GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.

1ST FLOOR  
693 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1945 sq.ft. (180.7 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.

Made with Metropix ©2024