



Rudston Road, Childwall, L16 4PJ

- Fantastic Three Bedroom Semi Detached Property
- Extended & Impeccably Presented Throughout
- Through Lounge, Modern Fitted Kitchen & WC
- Contemporary Style Three Piece Bathroom Suite
- Located in Highly Desirable Suburb of Childwall
- Porch, Entrance Hall & Front Reception Room
- Two Double Bedrooms & Spacious Single Room
- Delightful Rear Garden with Garage & Driveway



£325,000



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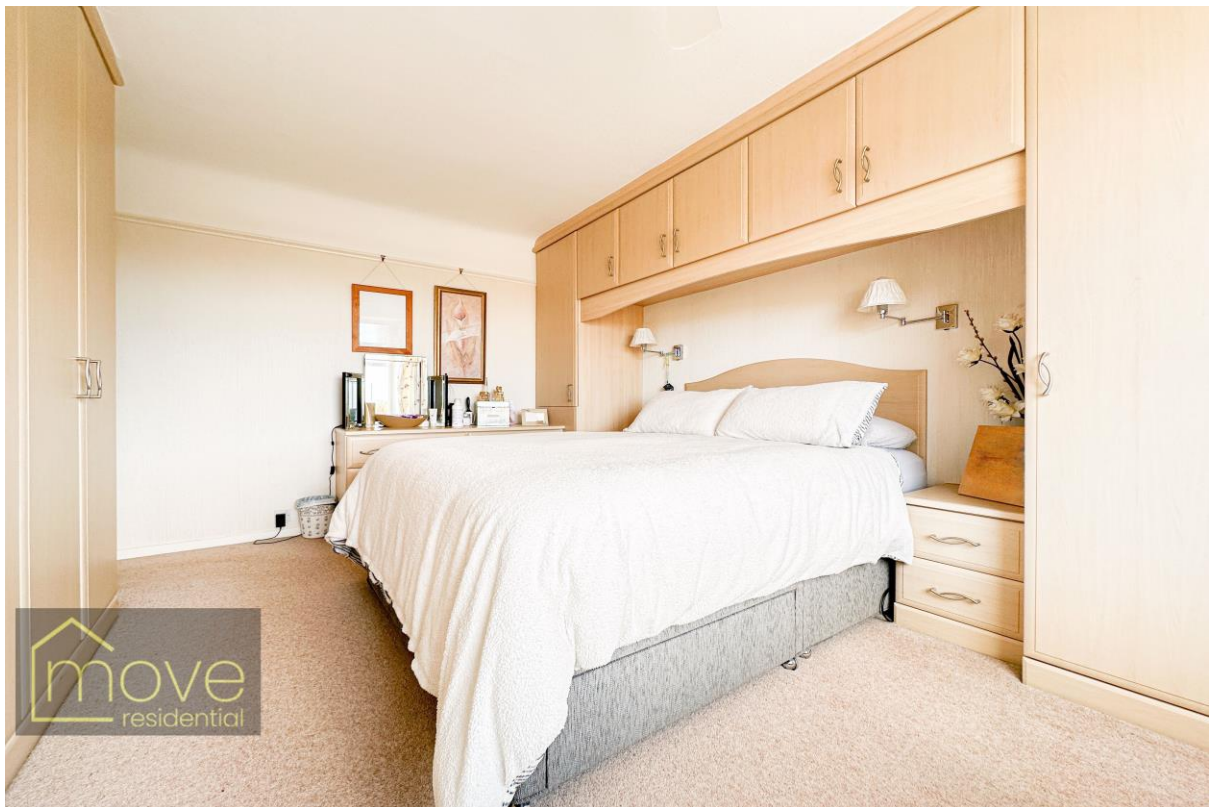
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Description

Move Residential are delighted to offer for sale this fantastic three bedroom semi-detached property, located in the highly desirable suburb of Childwall, L16. Having been extended, this property offers extremely generous living proportions, which have been finished to an excellent standard throughout. We are confident that this charming property will make a perfect forever home for a lucky family. Entering the residence through the porch, you are greeted by an inviting entrance hall which guides you into a welcoming front lounge, awash with natural light courtesy of a large bay window. Finished in a tasteful décor this presents both a stylish and cosy space to relax with family and friends. This is followed by a spacious through lounge which accommodates both a sitting area, centred around an eye-catching feature fireplace, and a formal dining space, ideally positioned in front of french doors which offer views and access out to the rear garden. Elegantly decorated, this presents the ideal sociable family space. This flows into the generously sized kitchen, complete with a vast range of modern fitted base and wall units, plentiful worktop space and sleek integrated appliances. Completing the ground floor is a convenient WC. The high quality continues to the first floor, where you will find two substantial double bedrooms, benefitting from attractive fitted wardrobes, as well as a well-proportioned single bedroom, all impeccably presented and receiving a plenty of natural light. Concluding the interior of the property is a contemporary style three-piece family bathroom suite. Externally, the property enjoys a delightful rear garden which consists of a neatly maintained lawn, ideal for family recreational activities, a smartly flagged patio area for enjoying al-fresco dining in the warmer months, and a garage accommodating additional storage space. To the front is a sizable and well-maintained driveway providing ample off-road parking.

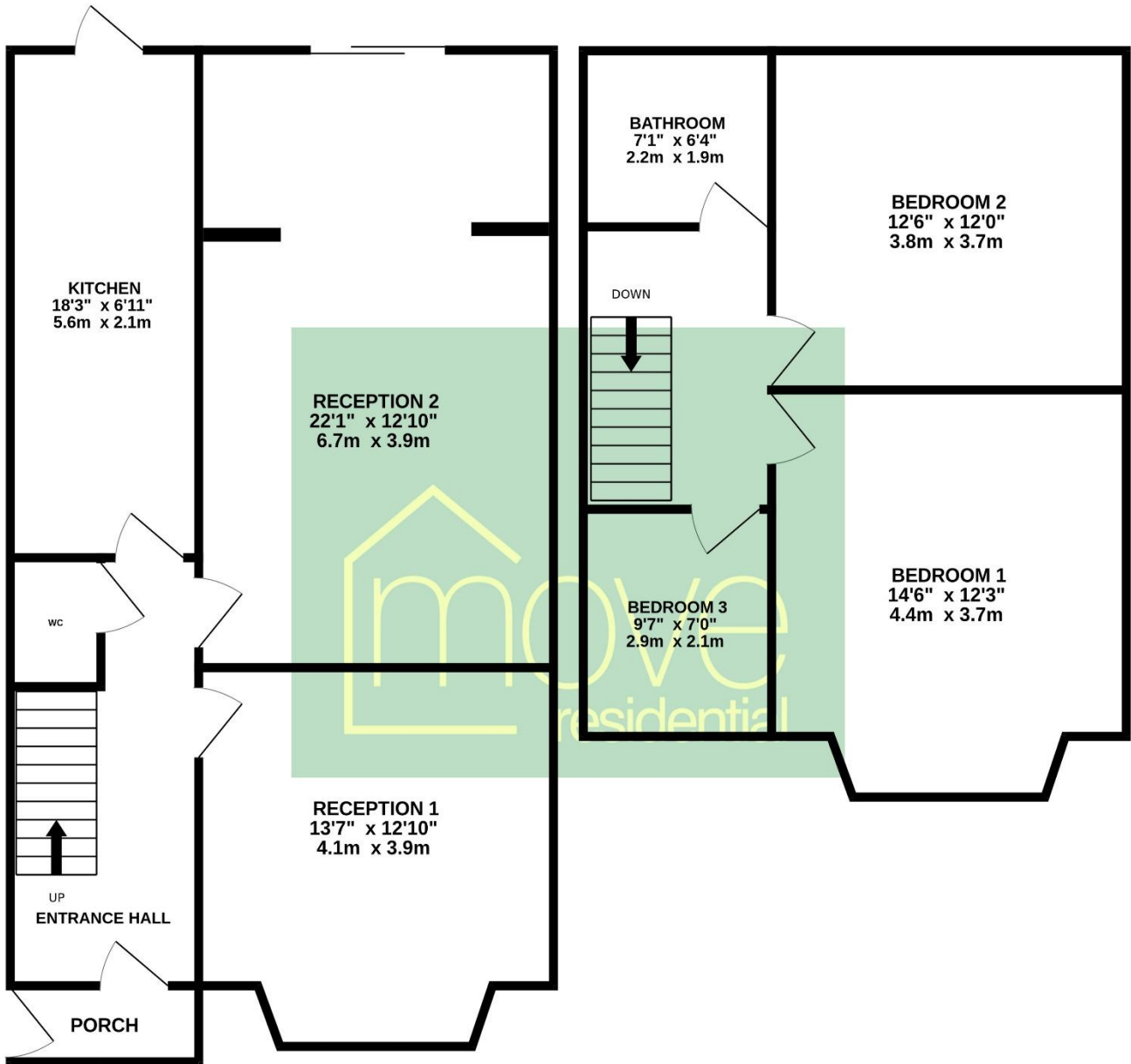
Location

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
701 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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

Awaiting Image.

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.