



Wellgreen Road, Childwall, L25 1QR

- Delightful Three Bedroom Terrace Property
- Spacious & Beautifully Finished Throughout
- Generous Fitted Kitchen, Utility Room & WC
- Deluxe Family Bathroom & Two Loft Rooms
- Enviably Location in Sought-After Childwall
- Hallway & Two Welcoming Reception Rooms
- Three Double Bedrooms & Ensuite to Master
- Lovely Landscaped Rear Garden & Driveway



Offers Over £210,000







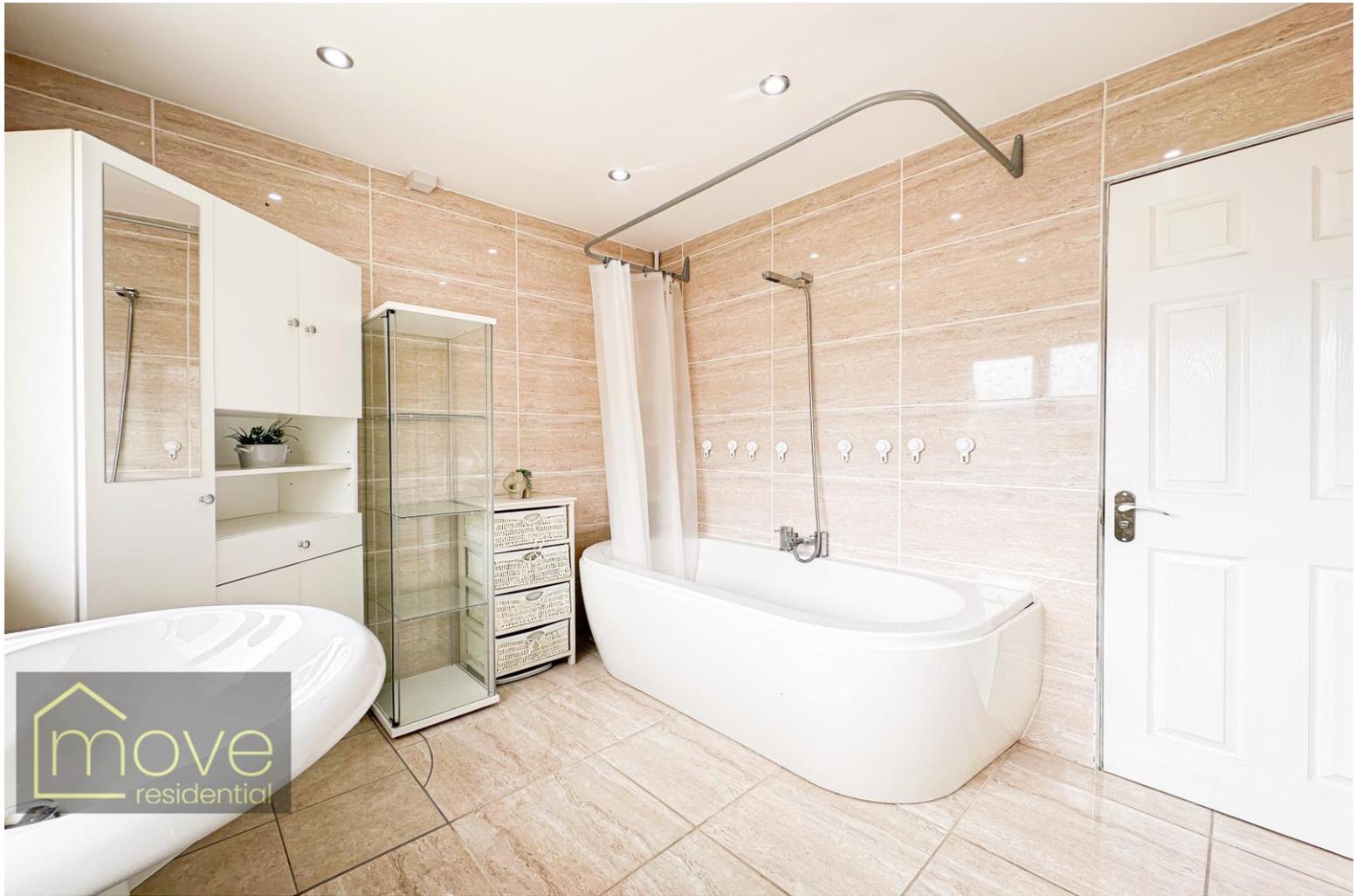


















Description

This delightful three bedroom terrace home, located on Wellgreen Road in the highly desirable suburb of Childwall, L25, is proudly presented to the sales market by appointed agents Move Residential. Boasting generously proportioned and beautifully finished accommodation throughout, this promises to make a fantastic future home for growing families. You are greeted into the property by an inviting entrance hall, which leads into two spacious and well-presented reception rooms. The front lounge is awash with natural light courtesy of a bay window, whilst the rear sitting room enjoys french doors which offer views and access out to the rear garden, illuminating the room in daylight. Following this is a generously sized kitchen complete with an array of fitted base and wall units and plentiful worktop space, as well as ample room to accommodate a dining table. Concluding the ground floor is a convenient utility room and WC. Continuing to the first floor, you will discover three substantial double bedrooms, all finished to a high standard and receiving plenty of natural light. The master bedroom enjoys the added luxury of a contemporary style ensuite shower room, and adding the finishing touches to the first floor is a deluxe fully tiled three-piece family bathroom suite. At the pinnacle of the property, the second floor is home to two spacious loft rooms, completing the interior of this lovely home. Externally, the property enjoys a charming landscaped rear garden made up of a neatly maintained lawn, decorative pebble border and a flagged patio area, perfect for al-fresco dining, presenting a brilliant outdoor space for the whole household to enjoy. To the front, a smartly paved driveway provides 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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

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.