



Towers Road, Childwall, Liverpool L16 8NT

- Traditional Bay Fronted Three Bedroom Semi Detached
- Well Appointed and Maintained Living Accommodation
- Three Sizeable Bedrooms and a Four Piece Bathroom
- Ample Off Road Parking and Side Access to a Detached Garage
- Located in the Highly Desirable Area of Childwall, L16
- Hall, W.C, Through Lounge Diner and a Modern Breakfast Kitchen
- Generous Sized Plot with Beautifully Landscaped Rear Garden
- Close to Amenities, Transport Links and Excellent Schools



£425,000





















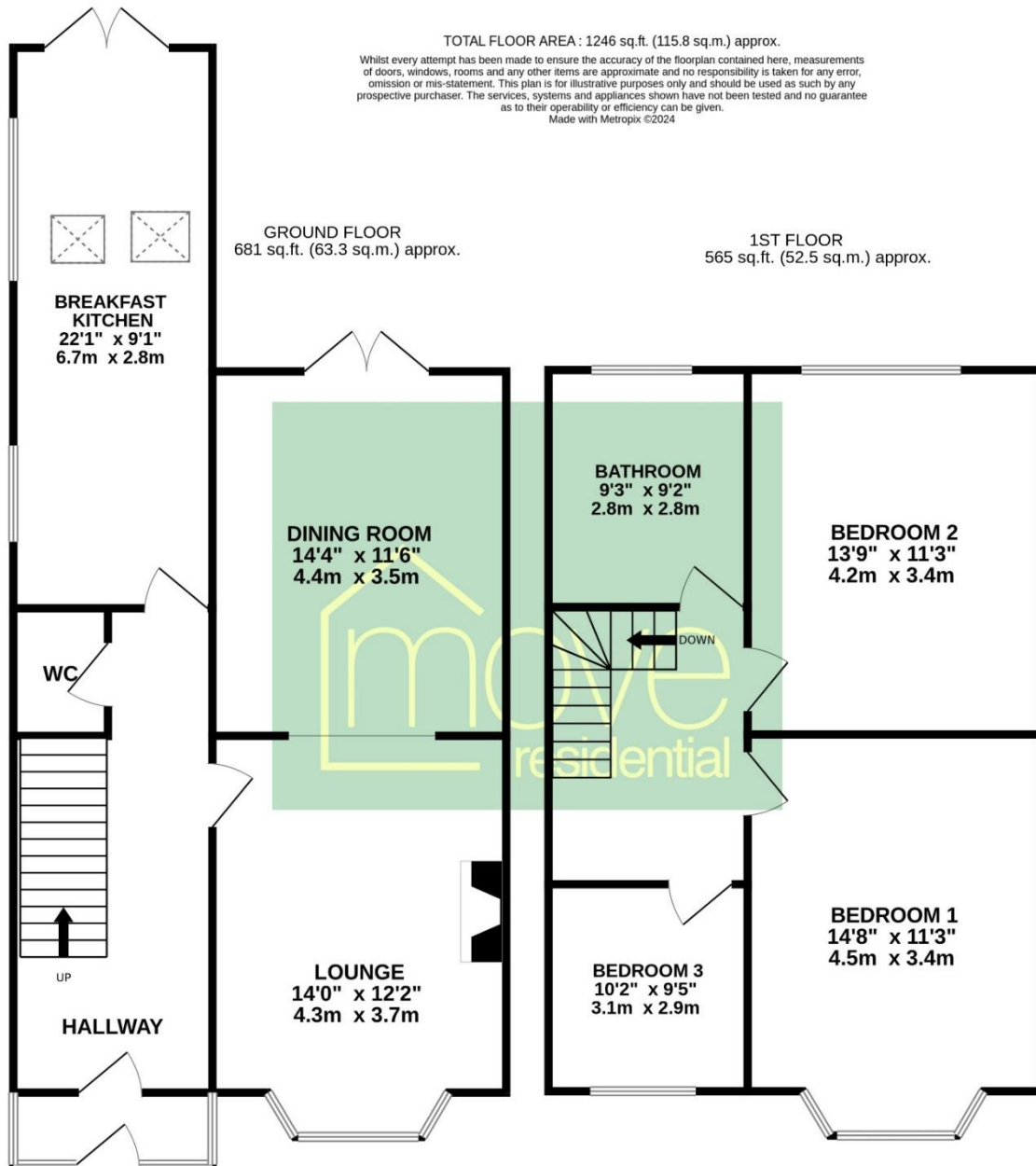
Description

Move Residential are delighted to showcase this impressive three bedroom semi detached home situated in the sought-after area of Childwall, L16. Immaculately presented with well planned and generously proportioned rooms this superb home must be viewed to be appreciated in full. In brief the property comprises a welcoming entrance hallway with downstairs W.C. Spacious through lounge diner with feature fireplace and a modern breakfast kitchen, well fitted with a comprehensive range of wall and base units with contrasting worktops, integrated appliances. A special feature of this room is the vaulted ceiling with velux windows and patio doors leading out to the rear garden. The first floor offers two double bedrooms, both with sliding fitted wardrobes, a single bedroom and a modern four piece bathroom suite. Further benefiting from a block paved driveway providing ample off road parking and side access to a detached garage. Completing this home perfectly is the generous sized rear garden, beautifully manicured with patio and lawned areas perfect for entertaining or relaxing.

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.

Floorplan



EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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.