



Stonehaven Close, Childwall, Liverpool, L16 3GP

- Stunning Four Bedroom Detached Family Home
- Generous & Immaculately Presented Throughout
- Stunning Extended Kitchen Diner, Office & Utility
- Ensuite to Master & Deluxe Family Bathroom Suite
- Quiet Cul-De-Sac Location in Desirable Childwall
- Entrance Hall, Family Lounge, Sitting Room & WC
- Three Spacious Double Bedrooms & Large Single
- Delightful Landscaped Garden & Off-Road Parking



£425,000







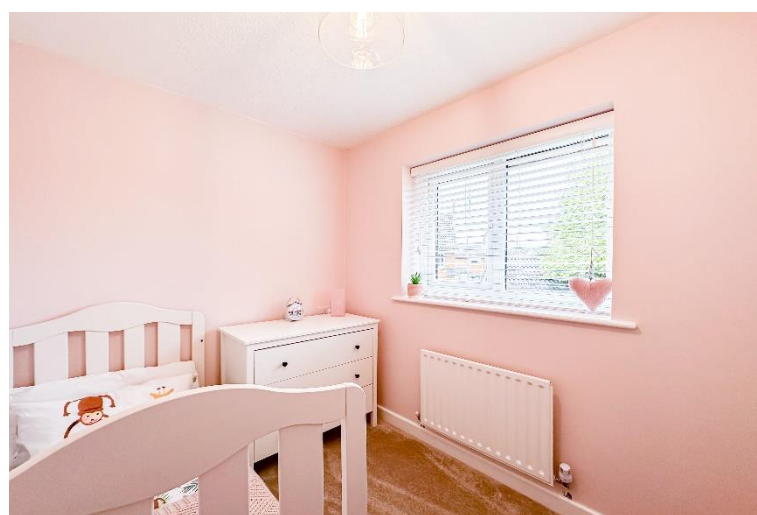
















Description

Move Residential are proud to showcase to the market this stunning four bedroom detached home, enjoying a secluded cul-de-sac location on Stonehaven Close in the ever desirable area of Childwall, L16. This modern property boasts an attractive double frontage and offers generous and immaculately presented living proportions within, presenting an opportunity not to be missed for those searching for their forever family home in one South Liverpool's most sought-after suburbs. Following through the inviting entrance hall, you are led into a spacious family lounge, which has been finished in an elegant décor, boasting an eye-catching feature fireplace and plush carpeting, presenting a welcoming setting to relax with family and friends. This is followed by an additional well-presented sitting room leading through to the spectacular extended kitchen diner which is certain to impress even the most discerning of buyers, providing a fabulous social space perfect for enjoying family mealtimes and entertaining guests. Evidently designed to high specifications, the kitchen is complete with a range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances, with a Belfast sink and wine chiller adding the perfect finishing touches. A breakfast bar offers the ideal spot for al-fresco dining, whilst a dining table can comfortably be accommodated in front of the french doors which provide views and access out to the rear garden, flooding the space with daylight. Additionally, there is a bright and airy office, excellent for those who work from home, and completing the ground floor is a well-equipped utility room which is plumbed for appliances, along with a convenient WC. The exceptional standard continues to the first floor, where you will find three generously sized double bedrooms and a well-proportioned single room. Each bedroom is immaculately presented, featuring plush carpeting and receiving plenty of daylight, whilst the two main double rooms further benefit from attractive fitted wardrobes. The master bedroom enjoys the added luxury of a modern ensuite shower room, and concluding the interior of this wonderful home is a luxurious three-piece family bathroom suite, complete with chic subway tiling and patterned flooring. Externally, the property is further enhanced by a beautifully landscaped rear garden which presents the ultimate outdoor space for the whole household to enjoy. A neatly maintained lawn provides ample room for recreational activities, and two smartly paved patio areas offer serene spots for al-fresco dining and entertaining. To the front, the home further benefits from a substantial driveway accommodating off-road parking for several vehicles.

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 Rudston Primary School, St Paschal Baylon RC Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. First mentioned in the Domesday 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.

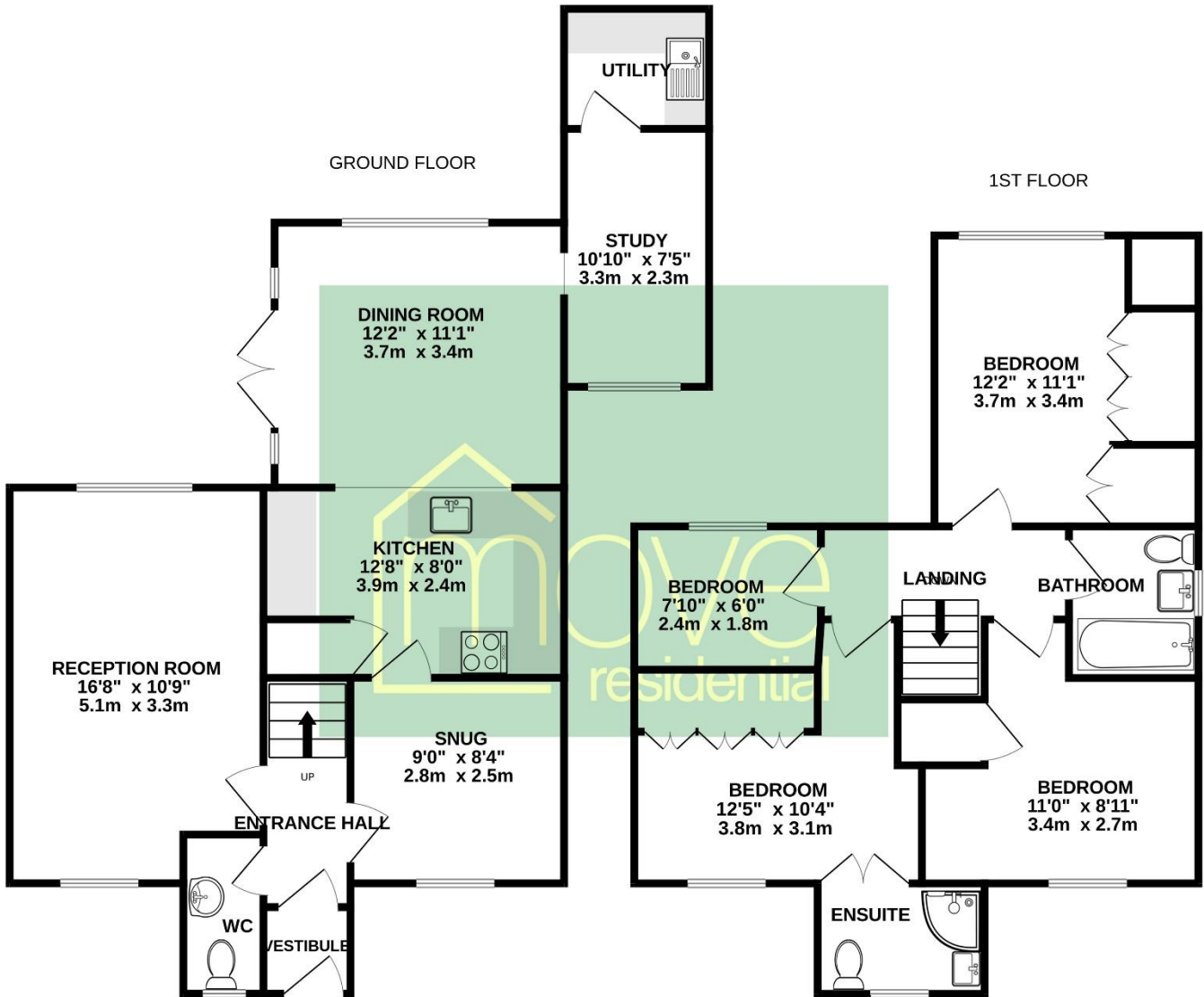
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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

Floor Plan



TOTAL FLOOR AREA : 1316sq.ft. (122.3 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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