



Dominic Road, Childwall, Liverpool, L16 1JY

- Delightful Three Bedroom Semi Detached Property
- Immaculately Presented & Occupying Generous Plot
- Second Reception Room & Extended Fitted Kitchen
- Contemporary Style Three-Piece Family Bathroom
- Prime Location in the Sought-After Area of Childwall
- Entrance Hall & Beautifully Finished Family Lounge
- Two Substantial Double Bedrooms & Single Room
- Fantastic Rear Garden & Off-Road Parking to Front



£280,000

















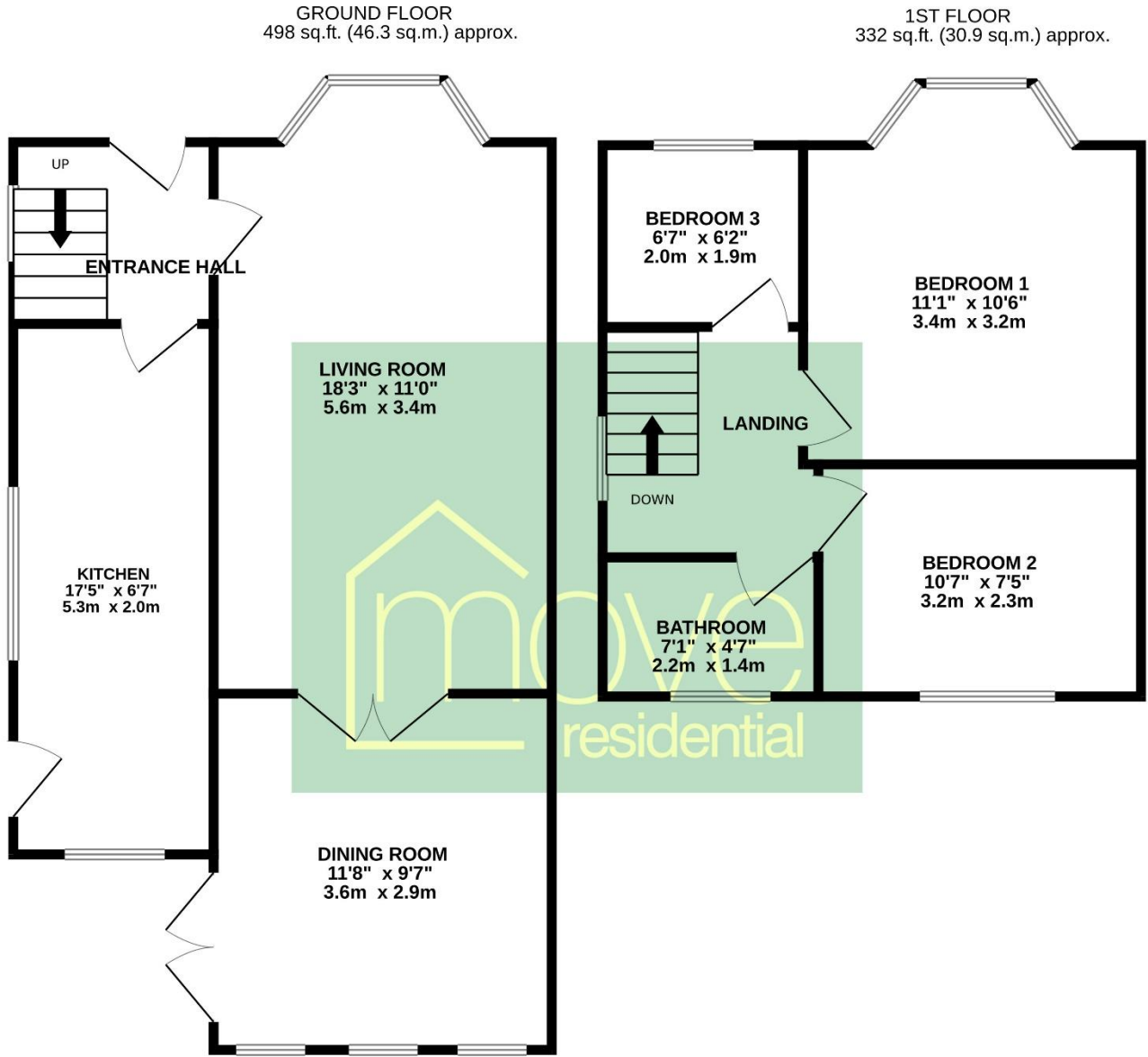
Description

Move Residential are thrilled to offer for sale this delightful three bedroom semi detached home, occupying a generous plot on Dominic Road in the sought-after suburb of Childwall, L16. Having been extended, the property offers generously sized and immaculately presented accommodation throughout, promising to make a fabulous future home for a very lucky family. You are greeted into the property by an inviting entrance hall which leads through to a spacious and beautifully presented family lounge. Tastefully decorated featuring an attractive wood style flooring and awash with natural light courtesy of a walk-in bay window, this presents a welcoming space to relax with family and friends. This flows into an extended second reception room which provides a delightful additional sitting area, enjoying a set of french doors offering views and access out to the rear garden. Concluding the ground floor is a modern extended kitchen featuring a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. The exceptional presentation continues to the first floor where you will find two generously sized double bedrooms and a well-proportioned single bedroom, all finished to an impeccable standard, featuring plush carpeting throughout, and receiving plenty of daylight. Completing the interior of this wonderful home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a fantastic landscaped rear garden which provides the ultimate outdoor space for the whole household to enjoy. An expansive and neatly maintained lawn offers plenty of room for recreational activities, whilst a smartly flagged patio and decking area presents a serene spot for enjoying al-fresco dining. To the front, a substantial driveway accommodates ample off-road parking for two 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 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



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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 Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 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.