



Lanfranc Close, Childwall, Liverpool L16 1JX

- Stunning Four Bedroom Semi Detached Home
- Extended & Impeccably Finished Throughout
- Open Plan Kitchen Diner, Utility Room & WC
- Luxurious Four-Piece Family Bathroom Suite
- Enviably Located in Desirable Area of Childwall
- Porch, Entrance Hall & Two Reception Rooms
- Two Double Bedrooms & Two Single Rooms
- Fantastic Garden to Rear & Off-Road Parking



£425,000





















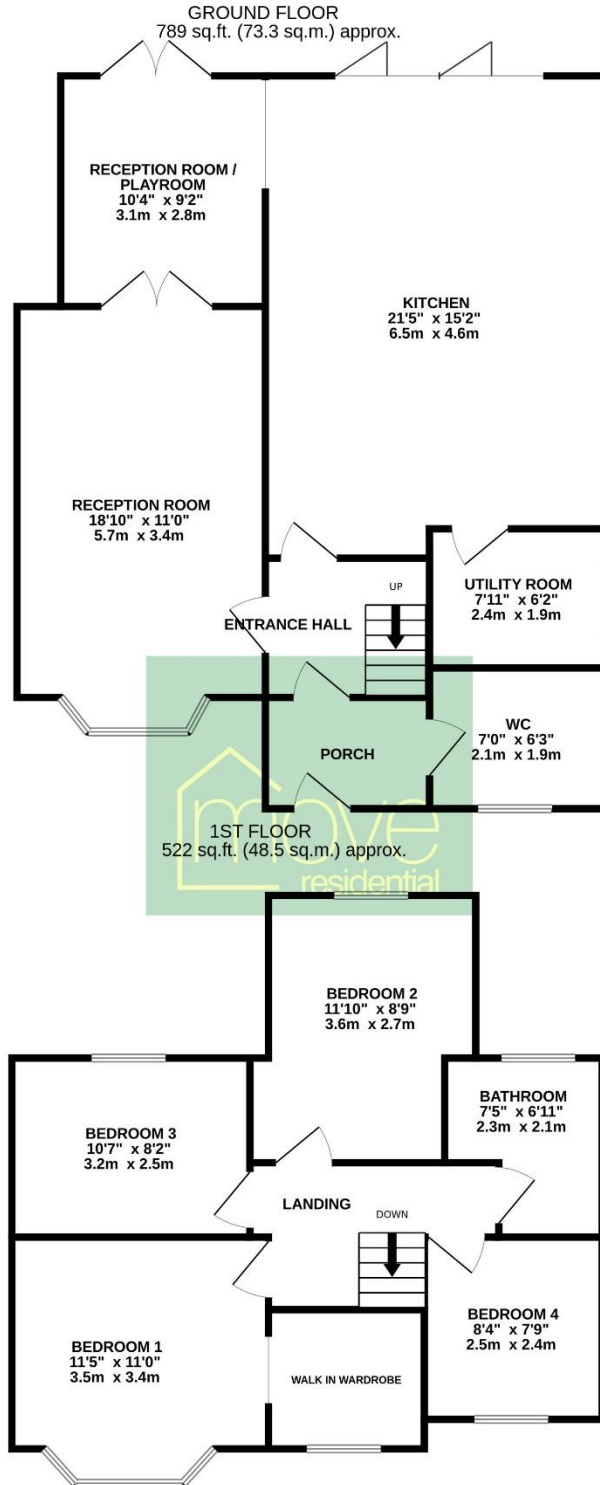
Description

This truly stunning four bedroom semi detached family home, enjoying a prime location on Lanfranc Close in the highly desirable area of Childwall, L16, is proudly showcased to the sales market by appointed agents Move Residential. The property boasts an attractive frontage and has been extended to the highest of standards, offering exceptionally generous and versatile living proportions which have been immaculately finished throughout, promising to make an enviable future home for a very lucky family. Following through the porch, you are greeted into the home by an inviting entrance hall which leads through to a stunning family lounge, bathed in natural light courtesy of a walk-in bay window. The room has been finished in a tasteful décor featuring an attractive wood-style flooring, presenting a perfect space to relax and unwind which feels both welcoming and stylish. This flows seamlessly into a beautifully presented second reception room, currently in use as a charming playroom, which enjoys a set of French doors providing views and access out to the rear garden. At the heart of the home is the sensational extended open plan kitchen diner which provides the ultimate space for sociable living, equally suited to enjoying family mealtimes and entertaining on a larger scale. The kitchen has evidently been designed to the most exemplary specifications, complete with an array of sleek high gloss fitted base and wall units, complementary worktops providing plentiful surface space, and a range of integrated appliances. There is a magnificent centre island which features an integrated hob, ideal for those who like to cook in style, and incorporates a breakfast bar, providing the perfect spot for more casual dining. A substantial dining table can be comfortably accommodated in front of the spectacular bifold doors which allow for a seamless transition between the kitchen and outdoor patio area, and illuminate the space in daylight. Concluding the ground floor is a well-appointed utility room and a convenient WC. The first floor continues to impress, offering two generously sized double bedrooms and two well-proportioned single rooms, all finished to an impeccable standard featuring plush carpeting throughout, with the master bedroom enjoying the added luxury of a walk-in wardrobe. Completing the interior of this show-stopping home is a luxurious four-piece family bathroom suite boasting chic marble patterned tiling to the walls and floor and a walk-in shower unit, with matt black fixtures adding the perfect finishing touch. Externally, the property is enhanced by a brilliant rear garden which provides an outdoor space for the whole family to enjoy. A neatly maintained lawn offers ample room for recreational activities whilst a raised smartly flagged patio area presents an idyllic spot for enjoying al-fresco dining and entertaining. To the front, a sizable driveway accommodates 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 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.

Floor Plan



TOTAL FLOOR AREA : 1312 sq.ft. (121.8 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		84 B
69-80	C		
55-68	D	58 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.