



## Childwall Priory Road, Childwall, Liverpool L16 7PD

- Magnificent Four Bedroom Semi Detached Residence
- Expansive & Immaculately Presented Living Proportions
- Show-Stopping Open Plan Kitchen, Dining & Living Area
- Ensuite to Third Room & Luxury Family Bathroom Suite
- Envidable Location in the Desirable Suburb of Childwall
- Entrance Hall, Family Lounge, Study, Utility Room & WC
- Three Spacious Double Bedrooms & Large Single Room
- Fantastic Rear Garden & Driveway for Off-Road Parking



Offers Over £500,000

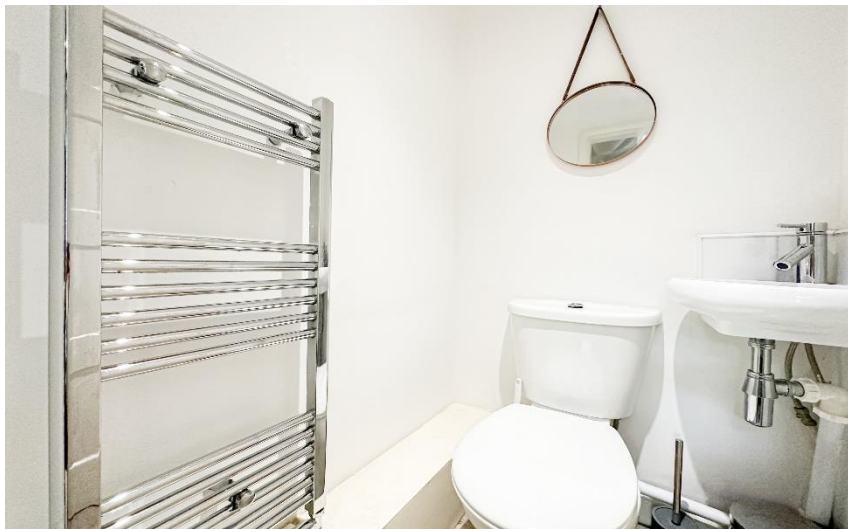






















## Description

Standing proudly on Childwall Priory Road in the ever-desirable suburb of Childwall, L16, is this magnificent four bedroom semi detached home, showcased to the sales market by appointed agents Move Residential. The property boasts an impressive frontage and has been substantially extended, offering vast and versatile living proportions which have been finished to an exemplary standard throughout, promising to make an exceptional forever home for a very lucky family. Upon entering the property, you are greeted by an inviting entrance hall which sets a precedence for the accommodation to follow and boasts an attractive parquet flooring which continues through to the spacious family lounge, bathed in natural light courtesy of a walk-in bay window. Finished in a tasteful décor and featuring an eye-catching fireplace, the lounge offers a welcoming space to relax and unwind with family and friends. At the heart of the home is a spectacular extended open plan kitchen dining and living space which presents the ultimate sociable setting, perfectly suited to enjoying family mealtimes and entertaining on a larger scale. Evidently designed to the very highest specifications, the kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances, with a breakfast bar offering the ideal spot for more casual dining. The designated dining area is accommodated in front of a set of bifold doors which offer views and access out to the rear garden, and along with skylights above, illuminate the space in daylight. Also offering ample room for a charming sitting area, which centres around a wood burner fireplace, this expansive room is certain to meet all the requirements of future occupants. A garage conversion has accommodated a bright and airy study, ideal for those who work from home, along with a well-equipped utility room, and completing the ground floor is a convenient WC. The outstanding quality continues to the first floor, where you will find three generously sized double bedrooms and a well-proportioned single room. Each bedroom is beautifully presented, featuring plush carpeting throughout, and receives an abundance of natural light. The third bedroom enjoys the added luxury of private ensuite facilities, and concluding the interior of this wonderful home is a four-piece deluxe wet room, boasting a luxurious bathtub, chic subway tiling to the walls and patterned flooring. Externally, the property is enhanced by the rear garden which presents the ultimate outdoor space for the whole household to enjoy. A low maintenance artificial lawn offers ample room for recreational activities, whilst a raised decking area provides a serene spot for enjoying al-fresco dining in the summer months. To the front, this impressive home further benefits from a substantial well-maintained driveway accommodating 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 the property is less than a 10 minute drive away from South Parkway 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 and Science Academy, 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

Awaiting Image.

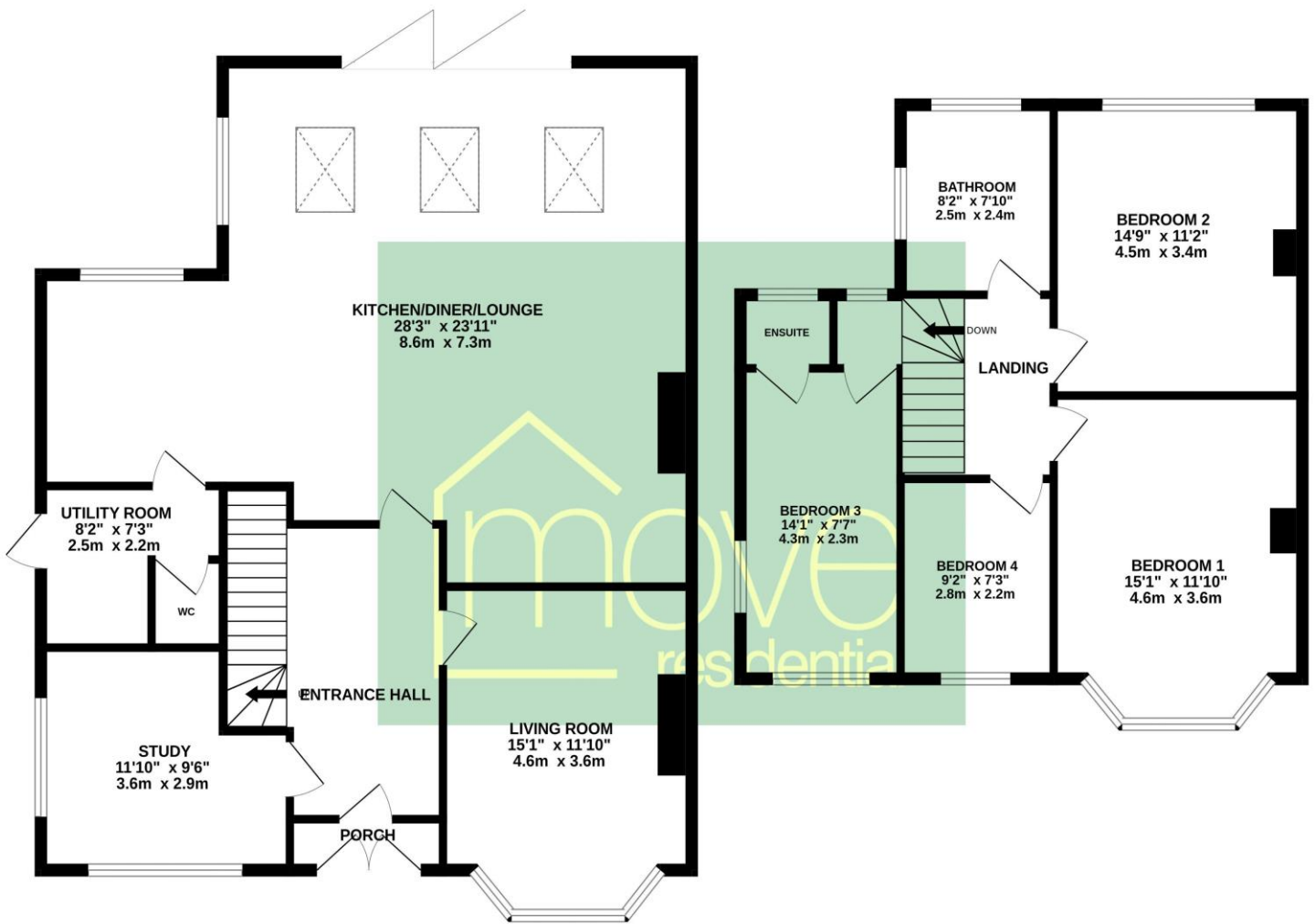
## Additional Information

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.

# Floor Plan

**GROUND FLOOR**  
1059 sq.ft. (98.4 sq.m.) approx.

**1ST FLOOR**  
644 sq.ft. (59.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1703 sq.ft. (158.2 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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