

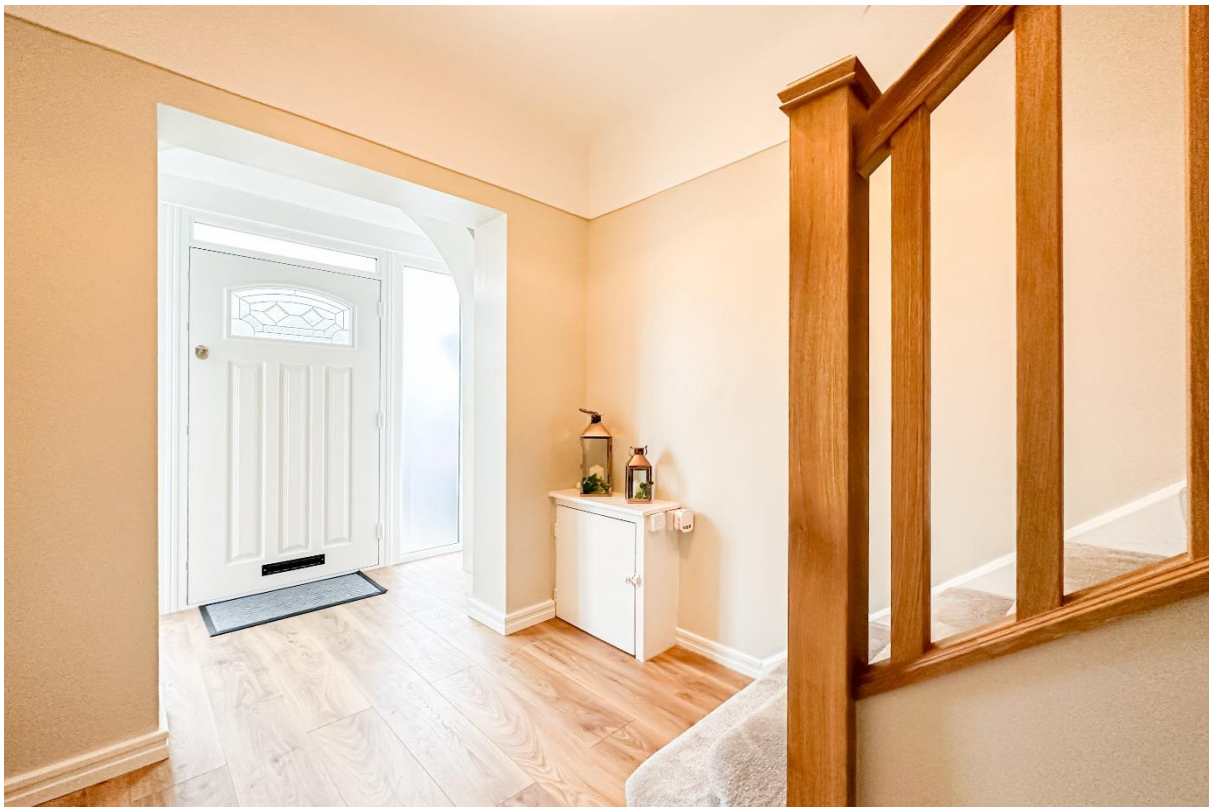


## Buttermere Road, Childwall, Liverpool, L16 2NN

- Stunning Three Bedroom Semi Detached Home
- Recently Refurbished - Immaculately Presented
- Stylish Fitted Kitchen & Lean-To/Utility Space
- Luxurious Three-Piece Family Bathroom Suite
- Situated in the Sought-After Area of Childwall
- Entrance Hall & Two Inviting Reception Rooms
- Two Spacious Double Bedrooms & Large Single
- Delightful Garden to Rear & Off-Road Parking



£350,000





















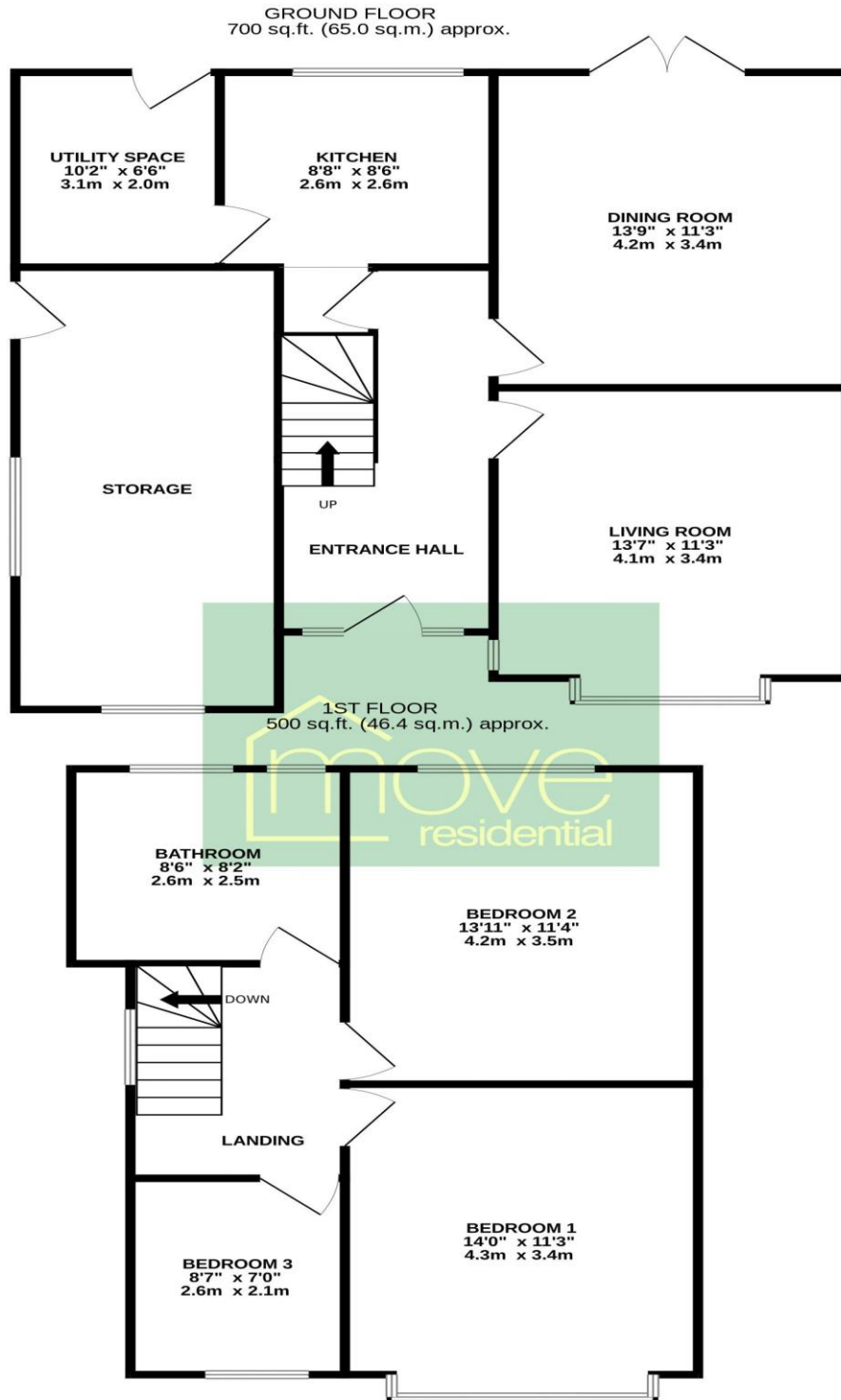
## **Description**

Arriving at the sales market courtesy of Move Residential, is this truly stunning three bedroom semi detached home, located on Buttermere Road in the highly sought-after area of Childwall, L16. The property boasts an attractive frontage exuding curb appeal and has been recently refurbished to a high standard, offering immaculately presented and generously proportioned interiors throughout, promising to make a perfect future home for a very lucky family. Upon entering the residence you are greeted by an inviting entrance hall, featuring an attractive wood style flooring which continues through to the two beautifully presented and spacious reception rooms. The front lounge has been finished in a tasteful décor and enjoys a box bay window bathing the space in natural light, presenting a welcoming setting to relax and unwind, whilst the dining room features a set of french doors which provide views and access out to the lovely rear garden, offering a charming space for enjoying family mealtimes and entertaining guests. Following this is a substantial modern kitchen which has evidently been designed to top specifications, 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 chic patterned flooring adding the perfect finishing touch. To the side of the kitchen is a lean-to which accommodates a well-equipped utility area, boasting fitted units and additional worktop space, and completing the ground floor is a converted garage offering an abundance of additional storage. The exceptional quality continues to the first floor where you will find two generously sized double bedrooms and a well-proportioned single room. Each bedroom is impeccably presented featuring plush carpeting throughout, and receiving plenty of natural light, with the master bedroom further benefitting from a large bay window. Concluding the interior of this fabulous home is a luxurious three-piece family bathroom suite, boasting a parquet flooring which complements the elegant wall tiles and matte black fixtures. The property is further enhanced by a delightful rear garden which presents an outdoor space for the whole household to enjoy. A vast and neatly maintained lawn offers plenty of room for recreational activities, whilst a smartly flagged patio area presents the perfect spot for al-fresco dining during the warmer months. 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 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 : 1200 sq.ft. (111.4 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		83 B
69-80	C	70 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.