



Terence Road, Childwall, Liverpool L16 8NW

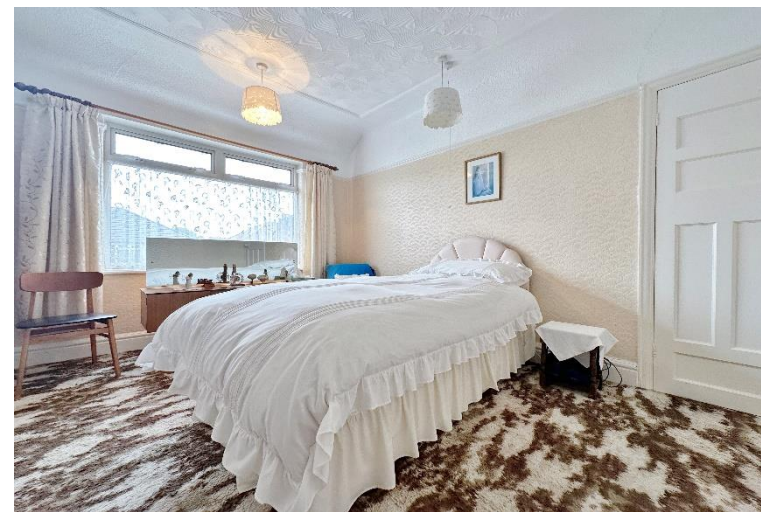
- Traditional Three Bedroom Semi Detached Property
- Located in the Highly Sought After Area of Childwall, L16
- Hallway, Two Reception Rooms and a Fitted Kitchen
- Large Enclosed Garden with Patio and Lawned Areas
- Offered to the Sales Market with No Onward Chain
- Well Planned and Maintained Living Accommodation
- Three Sizeable Bedrooms and a Shower Room
- Closer Inspection Strongly Recommended



Offers in Excess of £285,000 – No Onward Chain





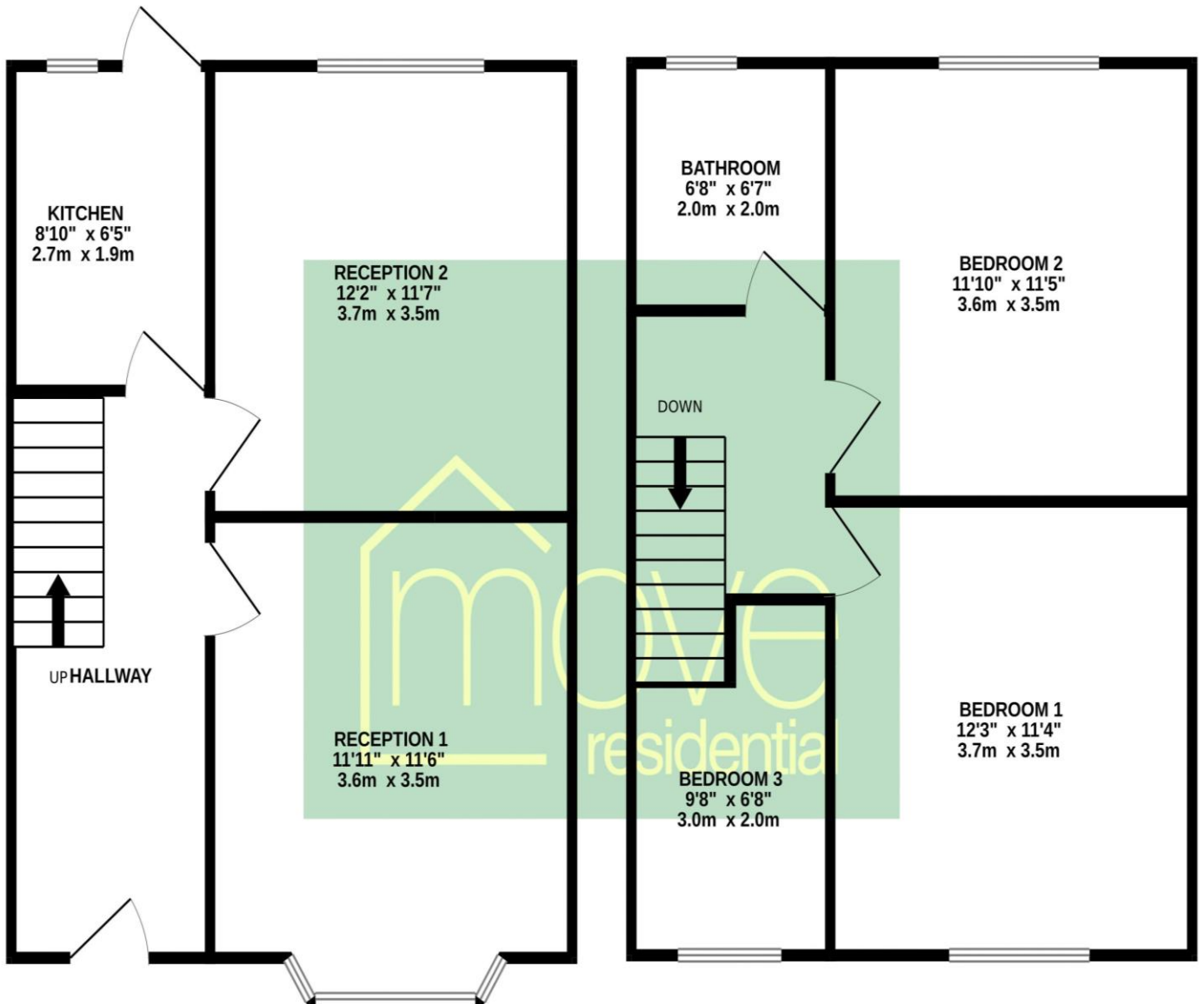




Floor Plan

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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Description

New to the market with no onward chain, Move Residential are delighted to present this traditional three bedroom semi detached home situated in the sought-after suburb of Childwall, L16. Well planned this spacious accommodation briefly comprises an entrance hallway, two good sized reception rooms and a kitchen. The first floor offers two double bedrooms, a single room, and shower room. Further benefiting from a low maintenance front garden and to the rear a generous sized enclosed garden mainly laid to lawn with patio areas. Located within easy reach of amenities, transport links and excellent schools for all age groups. A closer inspection is strongly recommended.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	39 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.