



## Childwall Valley Road, Childwall, Liverpool, L16 4PB

- Fantastic Three Bedroom Semi Detached Property
- Well-Proportioned & Brimming with Potential
- Bright Morning Room & Substantial Fitted Kitchen
- Generous Three-Piece Family Bathroom Suite
- Prime Location in Sought-After Area of Childwall
- Entrance Hall & Two Welcoming Reception Rooms
- Two Spacious Double Bedrooms & Single Room
- Delightful Garden, Off-Road Parking & Garage



Offers in Excess of £400,000











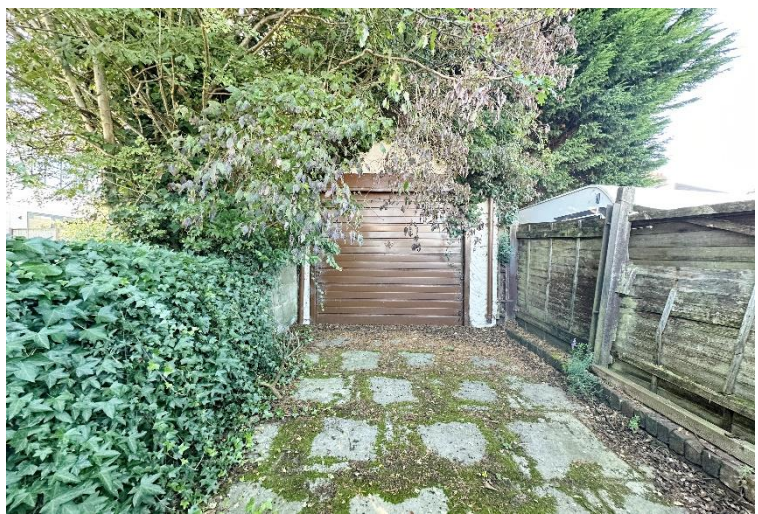












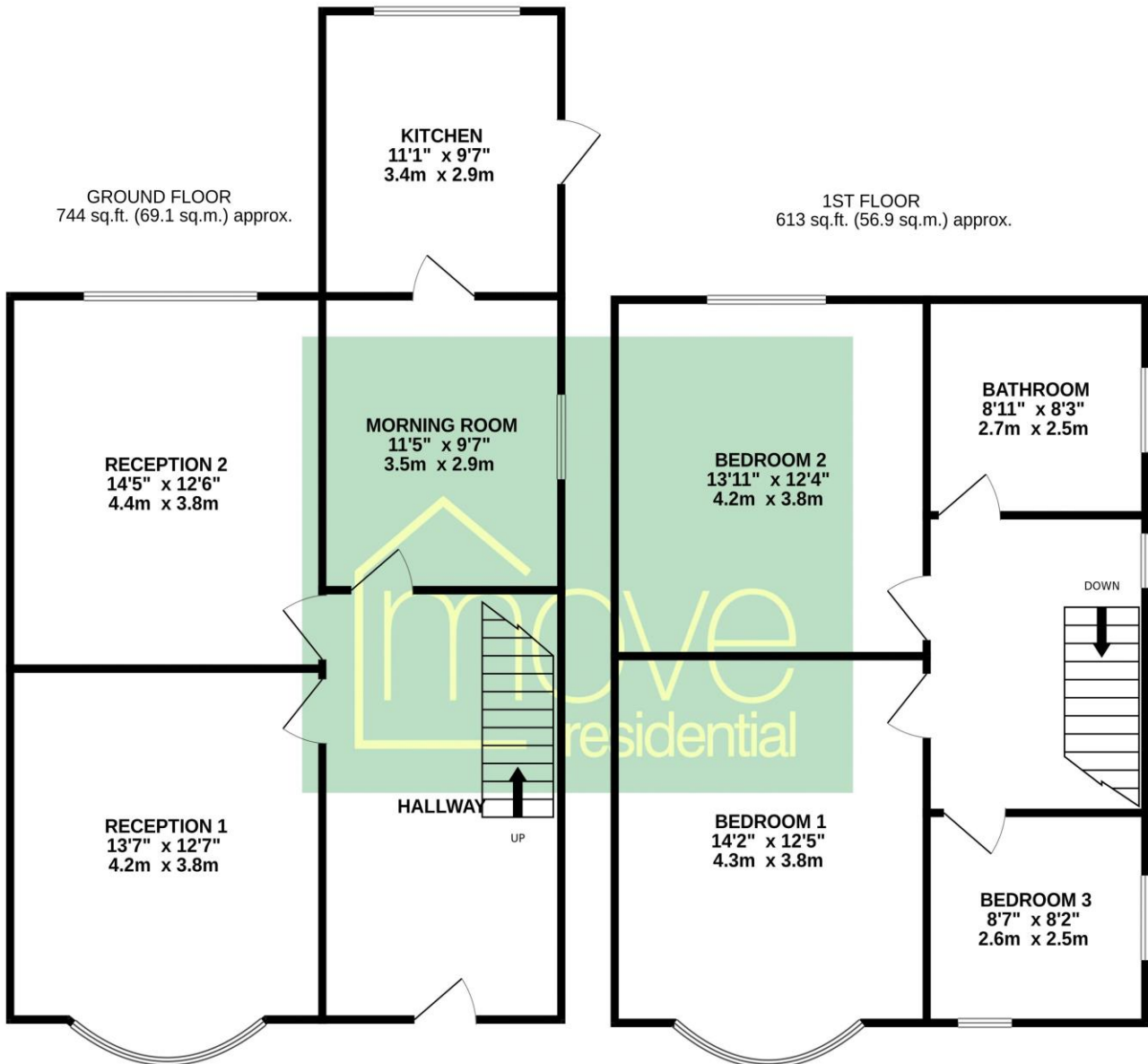
## **Description**

Standing proudly on Childwall Valley Road in the highly sought-after suburb of Childwall, L16, is this fantastic three bedroom semi detached family residence, showcased to the sales market by appointed agents Move Residential. Occupying a substantial plot and boasting generously proportioned and well-maintained accommodation throughout, this property is practically bursting with potential, ready and waiting to be purchased by a lucky buyer searching for a property that they can tailor to their own tastes. Following through the inviting entrance hall, you are led into a spacious front lounge which is awash with natural light courtesy of a walk-in bay window, presenting a welcoming space to relax with family and friends. This is followed by a second substantial reception room which boasts a huge window providing picturesque views out to the lovely garden, offering a delightful setting for enjoying family mealtimes and entertaining guests. A morning room provides the perfect spot for more casual dining, leading through to a substantial kitchen complete with a range of fitted base and wall units and plentiful surface space. Ascending to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, each receiving an abundance of natural light, with the master further benefitting from a bay window. Completing the interior of this home is three-piece family bathroom suite. Externally, the property is enhanced by a delightful rear garden consisting of a neatly maintained lawn offering ample room for recreational activities, and a flagged patio area providing a serene spot for al-fresco dining, surrounded by leafy trees which offer privacy and seclusion. Further benefitting this wonderful home is off-road parking and a garage accommodating additional storage space. A viewing is highly recommended to fully appreciate the exciting possibilities that this promising residence has to offer, certain to make a wonderful forever family home.

## **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 : 1356 sq.ft. (126.0 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.  
Made with Metropix ©2024

## **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.