



## Walsingham Road, Childwall, Liverpool, L16 3NT

- Stunning Three Bedroom Semi Detached Property
- Generous & Immaculately Presented Throughout
- Second Reception Room & Modern Fitted Kitchen
- Contemporary Style Three-Piece Family Bathroom
- Envious Location in Sought-After Area of Childwall
- Entrance Hall & Welcoming Bay-Fronted Lounge
- Two Spacious Double Bedrooms & Large Single
- Fantastic Garden to the Rear & Off-Road Parking



£290,000



































## **Description**

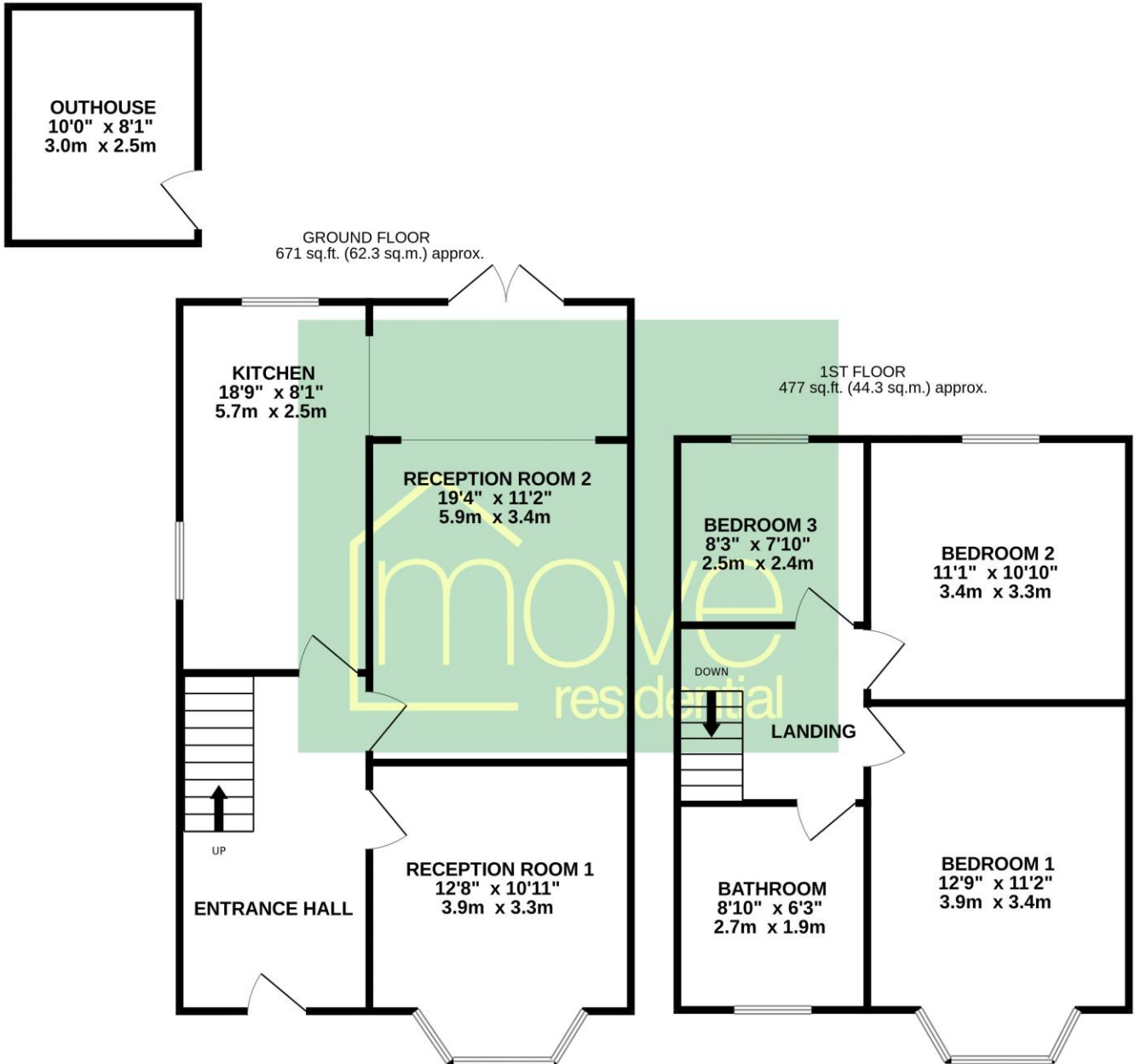
Move Residential are thrilled to showcase to the sales market this stunning three bedroom semi detached home, located on Walsingham Road in the highly sought-after suburb of Childwall, L16. The property offers generous living proportions finished to an impeccable standard throughout, promising to make a fabulous future home for a very lucky family. You are greeted into the property by an inviting entrance hall which leads you through to a spacious and beautifully presented family lounge. Finished in a tasteful décor and awash with natural light courtesy of a walk-in bay window, this presents a welcoming space to relax and unwind. Following this is a second extended reception room which accommodates both a sitting and dining area, presenting a delightful social space for family living, enjoying an eye-catching feature fireplace and a set of french doors to the rear which offer views and access out to the garden and illuminate the space in daylight. This flows seamlessly into an extended modern kitchen complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space. This home continues to impress as you ascend to the first floor which offers two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard featuring plush carpeting throughout and receiving plenty of natural light. Adding the finishing touch to the interior of this wonderful home is a contemporary style three-piece family bathroom suite. Externally, the property is enhanced by an expansive rear garden which offers a fantastic outdoor space for the whole household to enjoy. A neatly maintained lawn offers ample room for recreational activities whilst a raised decking area provides a serene spot for al-fresco dining. There is an outhouse accommodating additional storage space and the garden further benefits from direct access to the vast playing fields which it backs onto. To the front, a sizable driveway provides 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 : 1148 sq.ft. (106.6 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**

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.