



## Woolacombe Road, Childwall, Liverpool, L16 9JQ

- Wonderful Three Bedroom Semi Detached Residence
- Generous Living Proportions - Bursting with Potential
- Welcoming Sitting Room, Morning Room & Kitchen
- Large Single Room, Shower Room & Boarded Loft
- Envious Location in Sought-After Suburb of Childwall
- Entrance Hall & Spacious Bay-Fronted Dining Room
- Two Bright & Substantially Sized Double Bedrooms
- Charming Rear Garden, Off-Road Parking & Garage



Offers Over £410,000









































## **Description**

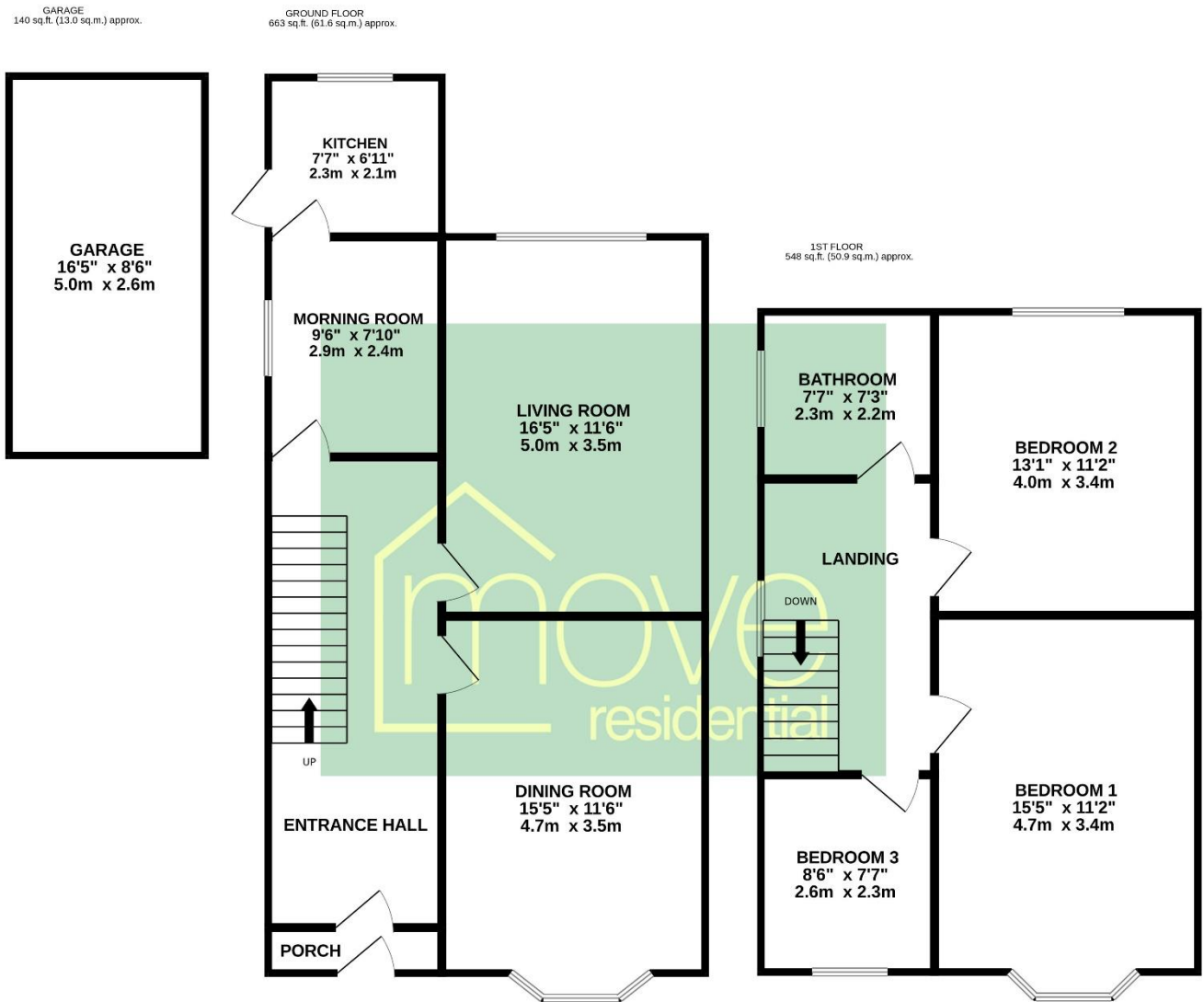
Standing proudly on Woolacombe Road in the heart of the sought-after suburb of Childwall, L16, is this wonderful three bedroom semi detached residence, showcased to the sales market by appointed agents Move Residential. With some modernisation, this promises to make an exceptional forever home for a very lucky family, boasting generous and beautifully maintained living proportions throughout which are bursting with potential. Upon entering the residence, you are greeted by an inviting entrance hall which leads into a spacious front reception room. Awash with natural light courtesy of a walk-in bay window, this presents a delightful setting for enjoying family mealtimes and entertaining guests. This is followed by a substantial lounge which enjoys a huge window providing picturesque views out to the lovely garden, offering a welcoming space to relax and unwind. A bright and airy morning room leads into the kitchen which is complete with a range of fitted base and wall units. Ascending to the first floor you will find two generously sized double bedrooms along with a well-proportioned single room, each beautifully presented and receiving plenty of daylight. The two double bedrooms enjoy fitted wardrobes and the master room further benefits from a bay window featuring exquisite stained glass detailing. Accompanying the bedrooms is a family shower room featuring a walk-in shower unit, and completing the interior of this fantastic home is a fully boarded loft space with ladder access and a Velux window. Externally, the property is further enhanced by a substantial rear garden which boasts an open aspect, presenting an enchanting outdoor space for the whole household to enjoy. A vast neatly maintained lawn offers ample room for recreational activities and is surrounded by established greenery borders, whilst a flagged patio area offers the perfect spot for al-fresco dining during the summer months. To the front, a sizable driveway provides off-road parking, and a garage accommodates additional storage space.

## **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 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.



## Floor Plan



**TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 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.