



South Highville Road, Childwall, Liverpool, L16 9JH

- Stunning Three Bedroom Extended Semi Detached Home
- Expansive & Immaculately Presented Living Proportions
- Sensational Open Plan Kitchen, Dining & Living Space
- Contemporary Style Three-Piece Family Bathroom Suite
- Enviably Located in the Sought-After Suburb of Childwall
- Entrance Hall, Bay-Fronted Lounge & Ground Floor WC
- Two Generously Sized Double Bedrooms & Single Room
- Delightful Rear Garden & Driveway for Off-Road Parking



Offers Over £375,000





















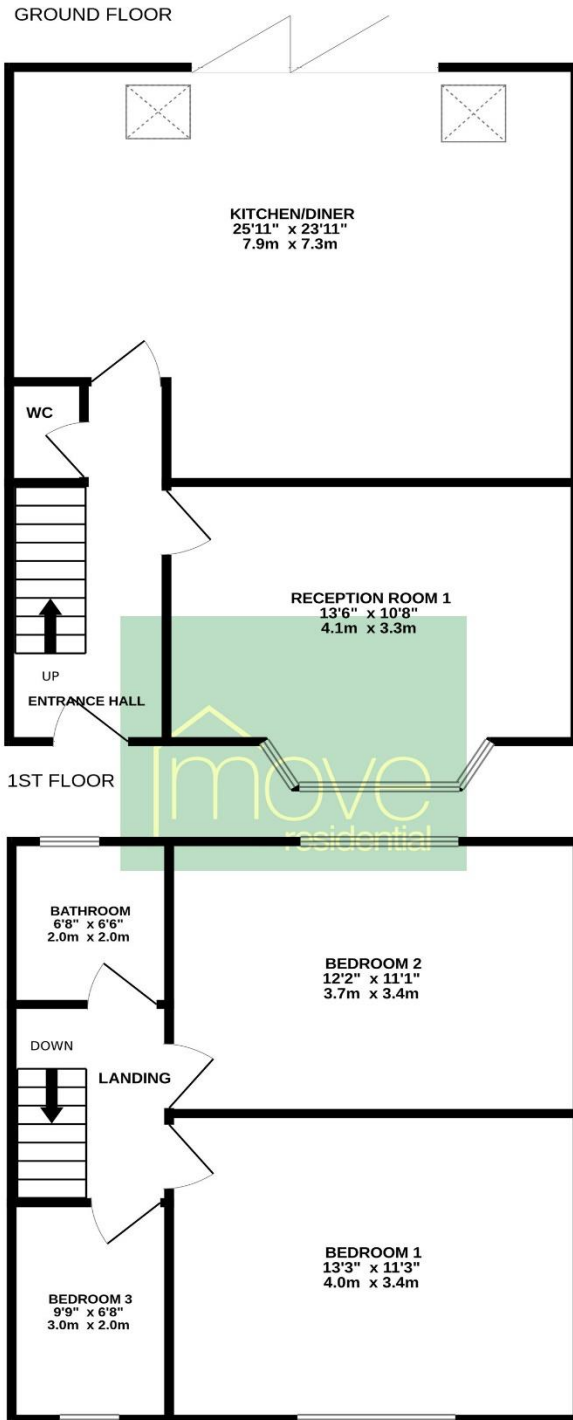
Description

This truly stunning three bedroom semi detached property, enjoying a prime location on South Highville Road in the sought-after suburb of Childwall, L16, is proudly showcased to the sales market by appointed agents Move Residential. Having been extended to a high standard, this property boasts vast and versatile living proportions which are immaculately presented throughout, promising to make an enviable future home for very lucky family. You are greeted into the property by a tastefully decorated entrance hall which sets a precedent for the accommodation to follow and leads you into a beautifully presented family lounge, awash with natural light courtesy of a bay window. Featuring plush carpeting, an eye-catching fireplace and stylish wall panelling, this presents a welcoming space to relax and unwind. At the heart of the home is a showstopping extended open plan kitchen dining and living space which has evidently been designed to the highest of specifications, certain to impress even the most discerning of buyers. The kitchen is complete with a range of sophisticated fitted base and wall units, complementary quartz worktops providing plentiful surface space, and a selection of sleek integrated appliances. A magnificent centre island incorporates a breakfast bar, offering the ideal spot for more casual dining and there is ample room to accommodate a substantial dining table. An inviting sitting area centres around an exquisite fireplace, completing this as the ultimate versatile social space, equally suited to enjoying family mealtimes and entertaining on a larger scale. Bi-fold doors provide views and access out to the rear garden, allowing for seamless transition between the inside and outside, and along with skylights above, illuminate the space in daylight. Concluding the ground floor is a convenient WC. The outstanding quality continues up to the first floor where you will discover two generously sized double bedrooms and a well-proportioned single room, each impeccably presented and receiving plenty of natural light. Completing the interior of this sensational home is a contemporary style three-piece family bathroom suite. Externally, the property enjoys a delightful garden to the rear which is made up of a lawn offering ample room for recreational activities, and a smartly flagged patio area presenting the perfect spot for al-fresco dining during the summer months. To the front, a 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 : 857 sq.ft. (79.6 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		85 B
69-80	C		
55-68	D	65 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.