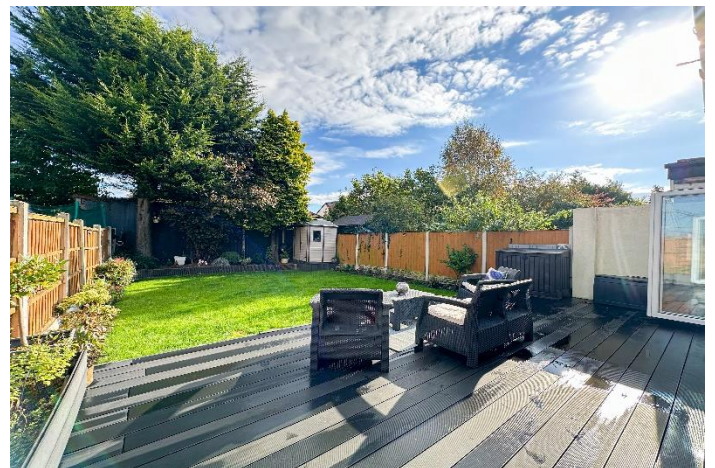




## Paignton Road, Childwall, Liverpool, L16 4PN

- Stunning Four Bedroom Semi Detached Residence
- Generously Proportioned & Immaculately Presented
- High Specification Extended Open Plan Kitchen Diner
- Luxurious Tiled Three-Piece Family Bathroom Suite
- Prime Location in Sought-After Suburb of Childwall
- Entrance Hall & Two Welcoming Reception Rooms
- Three Double Bedrooms, Single Room & Loft Room
- Fantastic Garden with Decking & Off-Road Parking



Offers Over £400,000























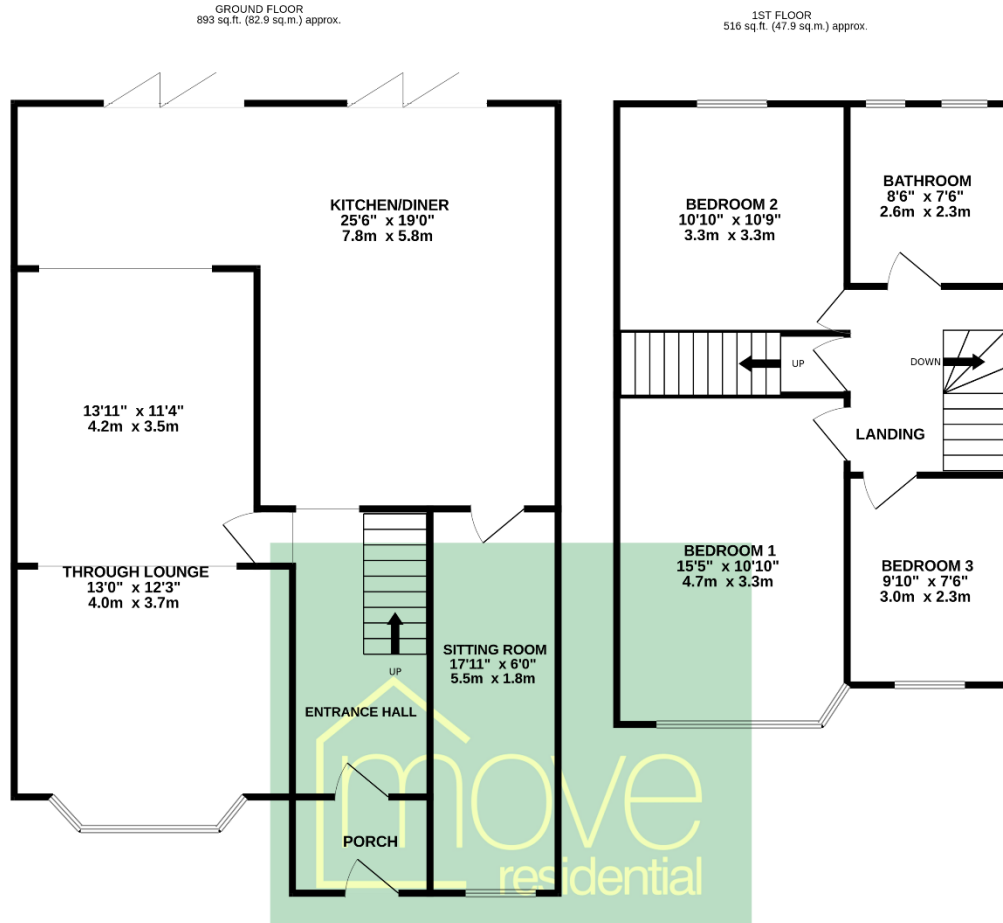
## **Description**

Standing proudly on Paignton Road in the highly sought-after suburb of Childwall, L16, is this stunning four bedroom semi detached home, showcased to the sales market courtesy of appointed agents Move Residential. Boasting vast and versatile living proportions which have been finished to an immaculate standard throughout, this property is certain to make an exceptional forever home for a very lucky family. An inviting entrance hall greets you into the residence featuring an attractive parquet flooring which continues through to an extremely spacious through lounge, awash with natural light courtesy of a bay window. Finished in a tasteful décor and showcasing an eye-catching fireplace, this presents a welcoming and stylish space to relax and unwind. This flows seamlessly into a sensational open plan kitchen diner which is sure to be the heart of the home and the envy of guests. The kitchen has evidently been designed to the very highest of specifications, complete with a range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. A breakfast bar offers the ideal spot for enjoying family mealtimes and there is ample room to accommodate a substantial dining table for entertaining on a larger scale. Two sets of bi-fold doors flood this immaculately presented space with daylight and provide access out to the decking, offering a seamless transition between the inside and outside. A garage conversion completes the ground floor, home to a second beautifully finished sitting room. The impressive quality continues up to the first floor where you will find two generously sized double bedrooms and a well-proportioned single room, each presented to an excellent standard featuring plush carpeting throughout and receiving plenty of natural light. Accompanying the sleeping accommodation is a luxurious three-piece family bathroom suite, and the pinnacle of the property, the converted loft is home to the fourth and final bedroom. Externally, this home enjoys a sizable rear garden which provides a fantastic outdoor space for the whole household to enjoy. A raised decking area presents a serene spot for al-fresco dining and entertaining, leading down to a neatly maintained lawn which offers ample room for recreational activities. To the front, a substantial driveway provides off-road parking for two vehicles. A viewing is highly recommended to fully appreciate the expansive proportions and high quality finishes this spectacular residence has to offer, presenting an opportunity not to be missed for those searching for their forever home in one of South Liverpool's most desirable areas.

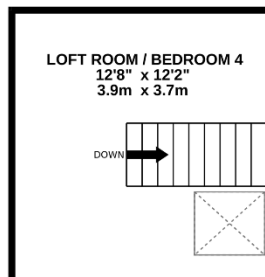
## **Location**

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



**2ND FLOOR**  
154 sq.ft. (14.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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		
69-80	C	69 C	80 C
55-68	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.