



Towers Road, Childwall, Liverpool, L16 8NU

- Stunning Three Bedroom Semi Detached Residence
- Extended to High Standard & Immaculately Finished
- Sensational Open Plan Kitchen Diner, Utility & WC
- Luxurious Family Bathroom & Boarded Loft Space
- Enviably Located in Sought-After Suburb of Childwall
- Entrance Hall & Spacious Bay-Fronted Family Lounge
- Three Generous & Impeccably Presented Bedrooms
- Rear Garden with Raised Patio & Off-Road Parking



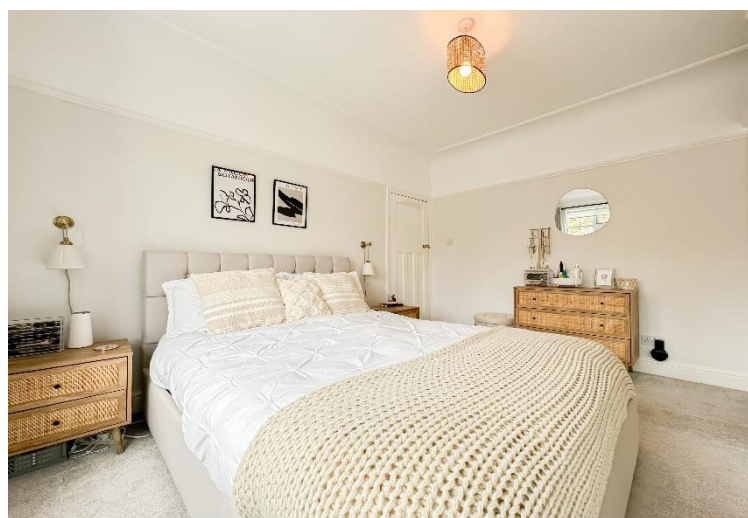
£415,000





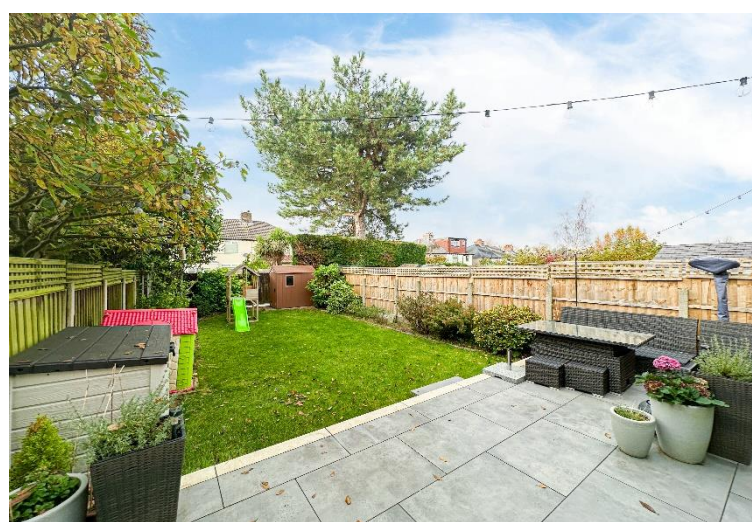












Description

This truly stunning three bedroom semi detached property, located on Towers Road in the highly sought-after suburb of Childwall, L16, is proudly presented to the sales market by appointed agents Move Residential. The property boasts an attractive frontage, having been recently fully rendered, and benefits from a three-metre extension, offering expansive and versatile living proportions. Showcasing immaculately finished interiors throughout, this promises to make an enviable future home for a lucky family. An inviting entrance hall greets you into the property, leading through to a spacious and beautifully presented family lounge. Awash with natural light courtesy of a bay window and finished in a tasteful décor featuring an eye-catching fireplace, attractive wood style flooring and bespoke built in units, this presents a welcoming space to relax and unwind. At the heart of the home is a sensational open plan kitchen, dining and living area which provides the ultimate setting for social living, equally suited to enjoying family mealtimes and entertaining guests. Having evidently been designed to the very highest specifications, this striking space enjoys the added comfort of underfloor heating, whilst electric remote controlled velux windows illuminate the room in daylight. The kitchen is complete with a range of elegant fitted base and wall units, complementary marble style worktops providing plentiful surface space, and a selection of sleek integrated appliances including a dishwasher, wine fridge, double oven and induction hob. The spectacular centre island boasts a boiling water tap and incorporates a breakfast bar, providing the perfect spot for more casual dining. There is ample room to accommodate both a sitting and dining area to the rear of the room, where a set of bi-fold doors offer views and access out to the rear garden, allowing for a seamless transition between the inside and outside. Concluding the ground floor is a well-equipped utility area and convenient downstairs WC. The exceptional quality continues to the first floor where you will find two generously sized double bedrooms and a well-proportioned single room, each impeccably presented boasting a stylish décor and plush carpeting throughout, with the two double bedrooms further benefitting from custom built in wardrobes. Accompanying the sleeping accommodation is a luxurious three-piece family bathroom suite, featuring chic tiling to the walls and floor, and adding the finishing touch to the interior of this wonderful home is a boarded loft accessed via a fixed ladder which offers an abundance of additional storage space. Externally, the property is further enhanced by a substantial rear garden which offers a fantastic outdoor space for the whole household to enjoy. A neatly maintained lawn provides ample room for recreational activities, whilst a recently built raised patio presents a serene spot for enjoying al-fresco dining during the warmer months. To the front, a sizable driveway accommodates off-road parking, and this home further benefits from a newly installed boiler complete with Hive.

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.

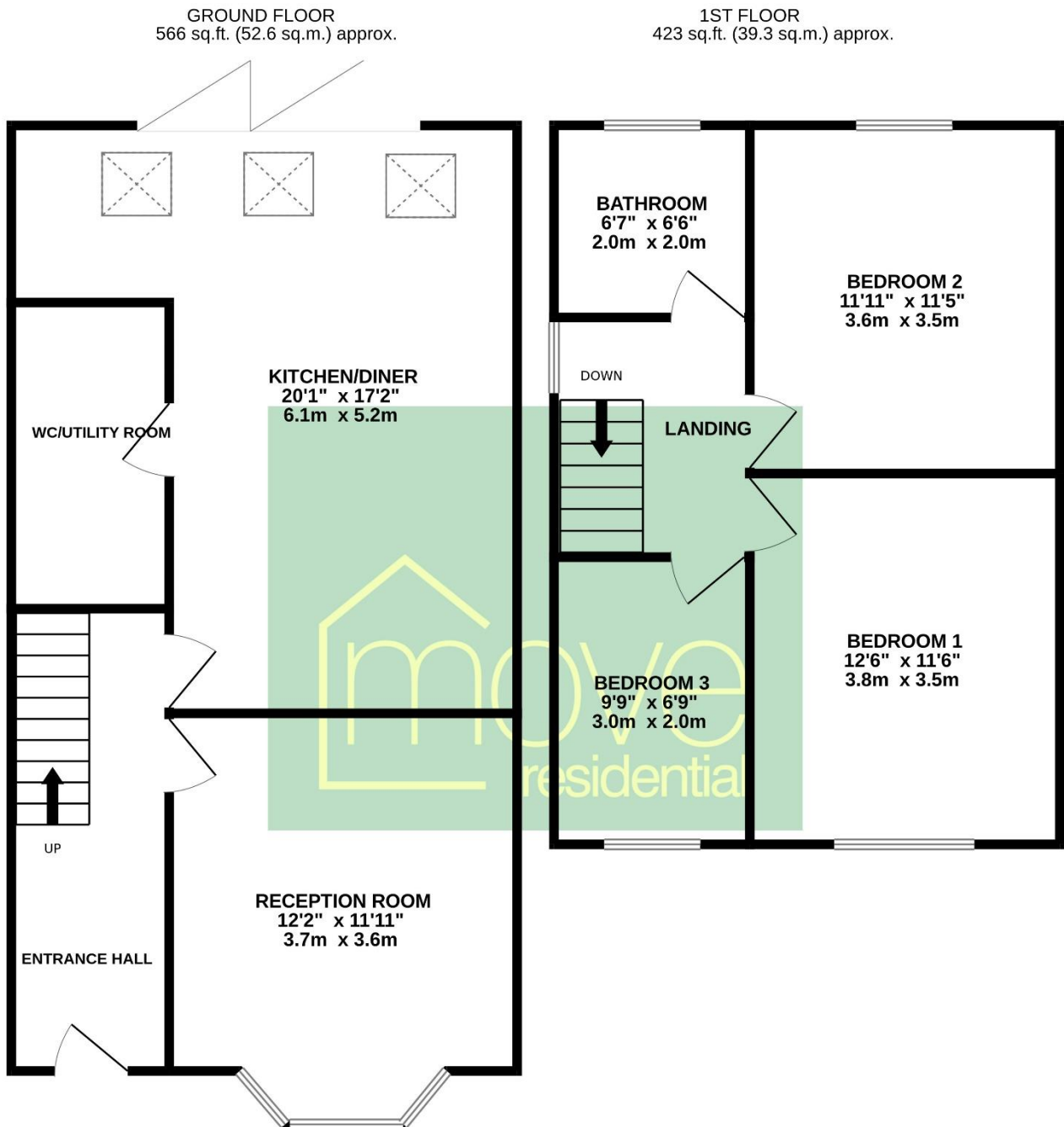
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 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.

Floor Plan



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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