



Childwall Valley Road, Childwall, Liverpool, L16 4PE

- Sensational Five Bedroom Semi Detached Residence
- Expansive Proportions Finished to High Specifications
- Stunning Open Plan Kitchen/Dining Area With Snug
- Luxury Four-Piece Bathroom Suite & Shower Room
- Enviably Located In Sought-After Suburb of Childwall
- Entrance Hall, Two Spacious Reception Rooms & WC
- Five Generous & Immaculately Presented Bedrooms
- Delightful Rear Garden, Off-Road Parking & Garage



£525,000























Description

This truly sensational five bedroom semi detached residence, enjoying an enviable position on Childwall Valley Road in the heart of the highly sought-after suburb of Childwall, L16, is showcased to the sales market by appointed agents Move Residential. Boasting an imposing frontage, this property has been substantially extended to offer expansive living proportions, thoughtfully designed to meet the needs of modern life. Finished to the most exemplary specifications throughout, this promises to make an exceptional forever home for a very lucky family. You are greeted into the residence by a tastefully decorated entrance hall which makes a fabulous first impression, featuring attractive parquet style flooring which continues through to the stunning family lounge. Awash with natural light courtesy of a bay window which boasts shutter blinds, and centred around an eye-catching fireplace, the impeccably presented lounge exudes both a warm and luxurious ambiance, presenting the perfect space to entertain guests. This is followed by a second substantial and beautifully finished reception room, which enjoys an ornate fireplace and a set of French doors out to the rear, offering a charming setting to relax and unwind whilst enjoying views of the garden. At the heart of the home is a showstopping open plan kitchen dining and living area which provides the ultimate space for social living, equally suited to enjoying family mealtimes and entertaining on a grander scale, finished to an immaculate standard with two sets of French doors providing views out to the rear garden. The kitchen is complete with a range of elegant fitted base and wall units and complementary worktops providing plentiful surface space, flowing seamlessly into a delightful dining area, and concluding this versatile open plan space is a cosy snug. A convenient WC completes the extensive ground floor. The exceptional quality continues to the first floor, where you will find five generously proportioned bedrooms, each exquisitely finished enjoying plush carpeting throughout and receiving plenty of natural light, with the master bedroom further benefitting from a bay window. Accompanying the sleeping accommodation is a luxurious four-piece family bathroom suite featuring a fabulous roll-top bathtub, and a contemporary style shower room adds the finishing touch to this magnificent home. Externally, the residence is further enhanced by a delightful rear garden, featuring a neatly maintained lawn surrounded by established greenery borders which offers plenty of room for recreational activities, and a paved patio area presenting a serene spot for enjoying al-fresco dining during the summer. To the front, a substantial driveway provides ample off-road parking, whilst a garage offers an abundance of additional storage space. A viewing is highly advised to fully appreciate the vast proportions and high quality finishes that this outstanding family home has to offer.

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.

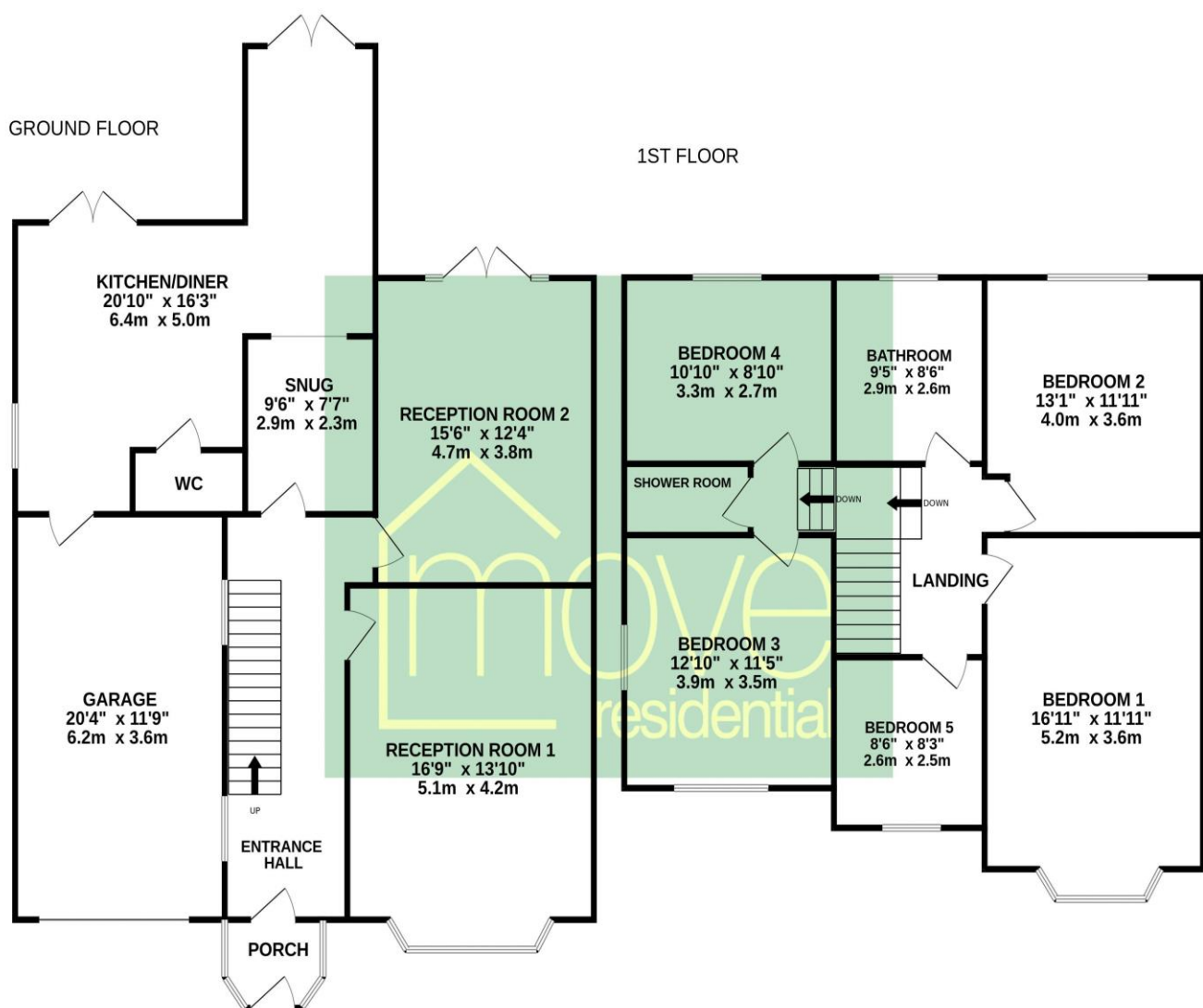
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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

Floor Plan



TOTAL FLOOR AREA : 2182sq.ft. (202.7 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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