



Bowland Avenue, Childwall, Liverpool, L16 1JN

- Three Bedroom Semi Detached Home
- Well-Maintained & Plenty Of Potential
- Substantial Fitted Kitchen & Lean To
- Luxurious New Family Shower Room
- Located In Popular Suburb Of Childwall
- Entrance Hall & Two Reception Rooms
- Two Double Bedrooms & Single Room
- Garden, Off-Road Parking & Garage



£260,000











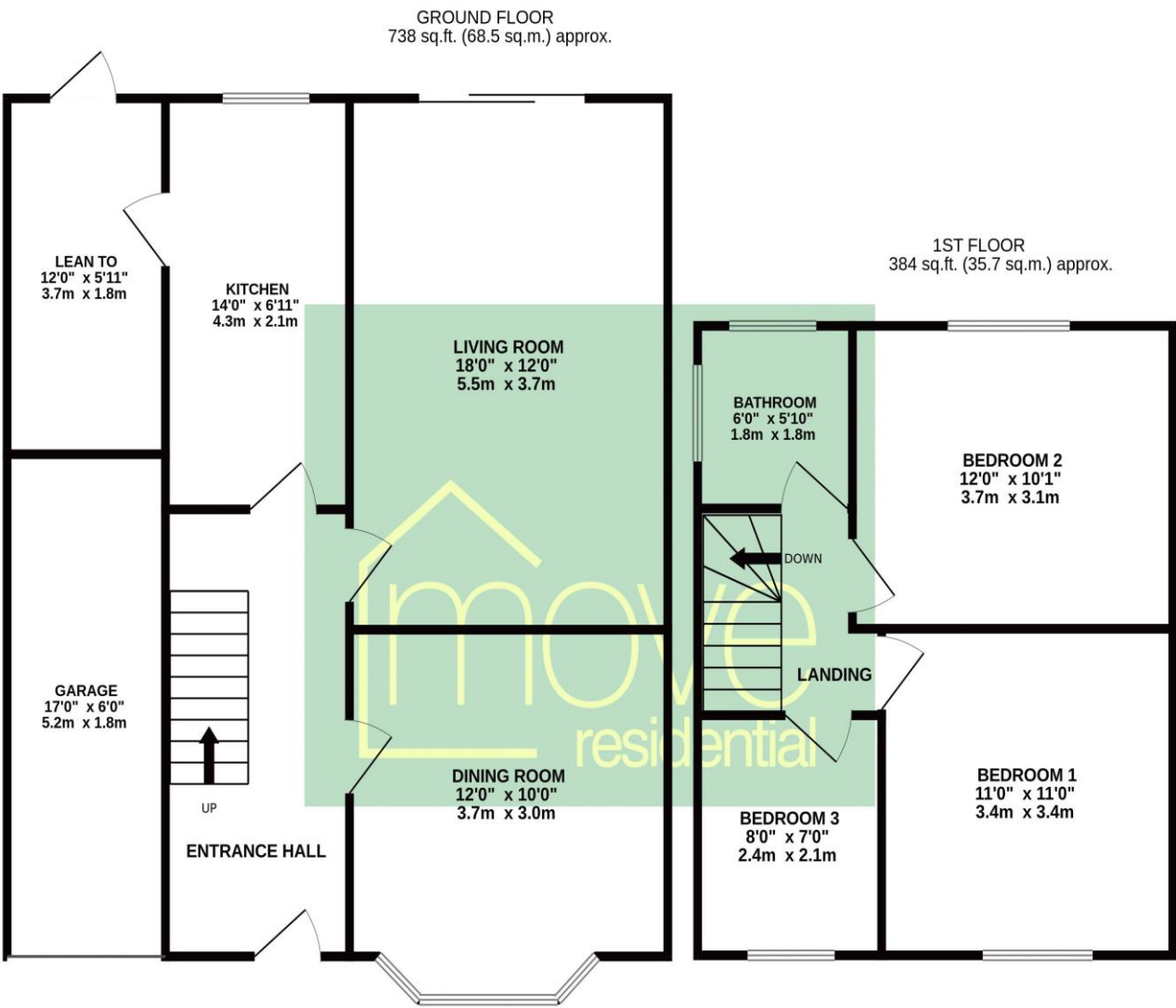
Description

Move Residential are thrilled to present to the sales market this delightful three bedroom semi detached home, enjoying a prime position on Bowland Avenue in the highly sought-after suburb of Childwall, L16. Boasting generous and well-maintained living proportions bursting with potential, this presents an opportunity not to be missed for those searching for a property they can put their own stamp on. You are greeted into the property by an inviting entrance hall which leads through to a spacious dining room, boasting a bay-window bathing the room in natural light. This is followed by a second substantial reception room featuring a set of sliding doors which illuminate the room in daylight and provide access to the rear, offering a delightful space to relax and entertain guests where views of the garden can be enjoyed. Concluding the ground floor is a sizable kitchen complete with a range of fitted units and plentiful worktop space, which offers exciting scope for modernisation. Continuing up to the first floor you will discover two generously sized double bedrooms and a well-proportioned single room, accompanied by a luxurious new family shower room featuring chic marble patterned tiles to the walls and floor. Externally, the property further benefits from a charming rear garden consisting of a neatly maintained lawn offering ample room for recreational activities, and a flagged patio area presenting an idyllic spot for al-fresco dining during the warmer months. To the front, a 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, Rudston Road Primary and Christ the King Primary, along with the King David Schools and Childwall Sports College, and 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 : 1122 sq.ft. (104.3 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	71 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.