



Sheppard Avenue, Childwall, Liverpool, L16 2LD

- Three Bedroom Semi Detached Home
- Occupying An Expansive Corner Plot
- Extended Sleek Fitted Kitchen Diner
- Stylish Four-Piece Family Bathroom
- Located In Desirable Area of Childwall
- Entrance Hall & Bright Family Lounge
- Three Well-Proportioned Bedrooms
- Garden, Off-Road Parking & Garage

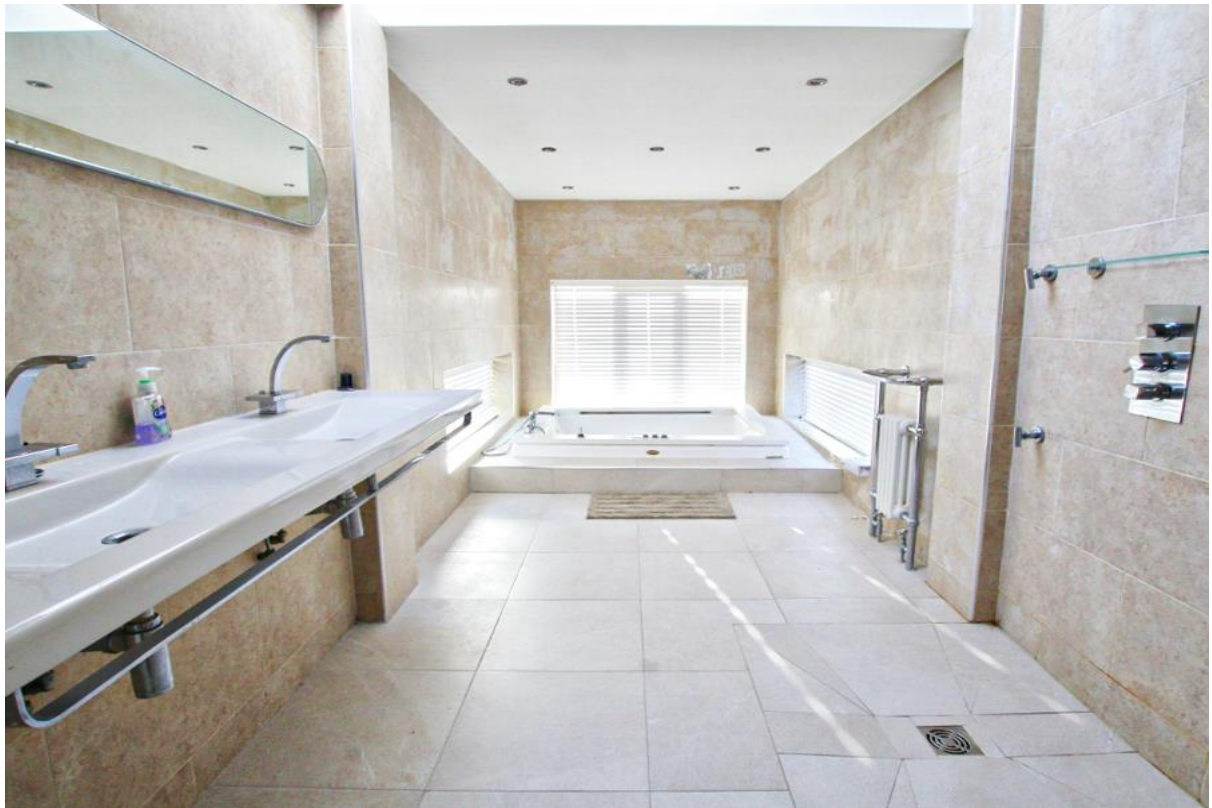


£225,000











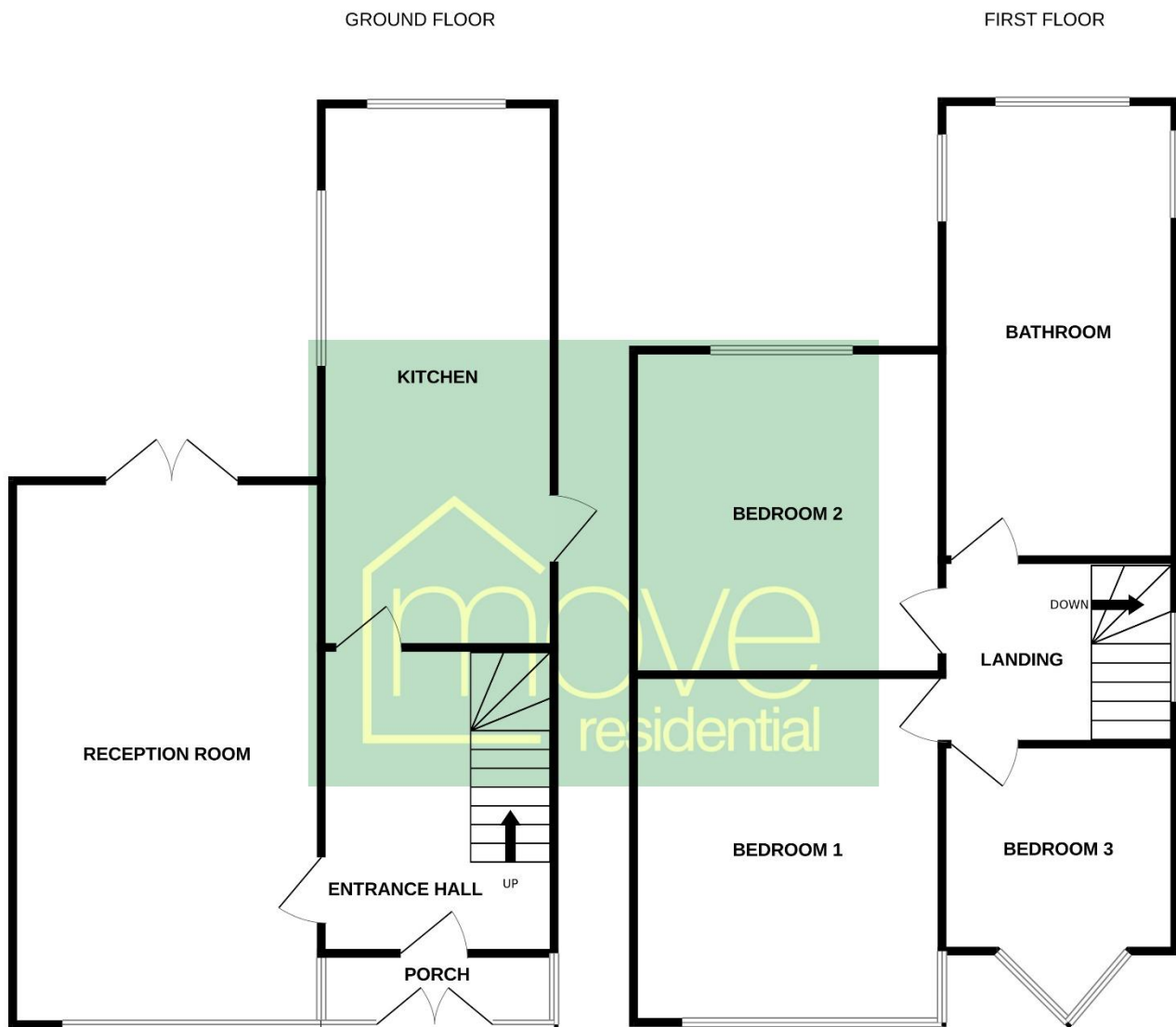
Description

Move Residential are delighted to introduce to the sales market, this well presented three bedroom semi detached property, occupying an expansive corner plot on Sheppard Avenue in the popular area of Childwall, L16. Upon entering the property there is a smart entrance hallway featuring ceramic floor tiles and stairs to the first floor. There is a bright and spacious family lounge which receives an abundance of natural light courtesy of patio doors leading to the rear garden. Furthermore, there is an extended modern kitchen diner boasting a range of wall and base units, integrated appliances and plentiful work surface space. The property continues to impress as you ascend to the first floor where there are two generously double bedrooms, an additional single bedroom and a stylish four piece family bathroom featuring a Jacuzzi bath and ceramic wall and floor tiles. Externally, there is a rear garden with an Astroturf lawn and patio area; ideal for al fresco dining in the warmer months, making this outdoor space the perfect recreational area for all the family to enjoy. To the front of the property there is a landscaped gravel garden, a driveway providing off road parking for several vehicles, and a garage.

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



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		83 B
69-80	C		
55-68	D		
39-54	E	47 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.