



Childwall Park Avenue, Childwall, Liverpool, L16 0JF

- Magnificent Five Bedroom Detached Family Residence
- Expansive & Impeccably Presented Living Proportions
- Second Sitting Room, Impressive Kitchen Diner & WC
- Luxury Tiled Family Bathroom Suite & Separate WC
- Envious Location In Sought-After Suburb Of Childwall
- Entrance Hall & Beautifully Finished Through Lounge
- Four Substantial Double Bedrooms & Spacious Single
- Delightful Garden To The Rear & Off-Road Parking



£725,000



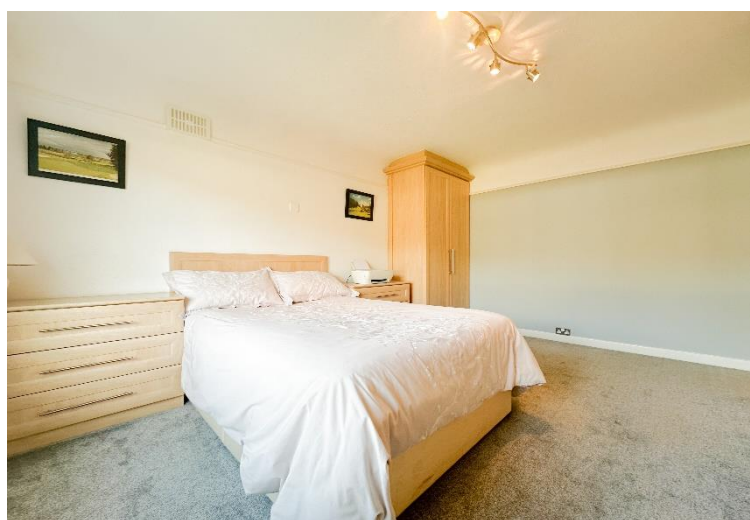




















Description

This magnificent five bedroom detached residence, standing proudly on Childwall Park Avenue in the highly sought-after suburb of Childwall, L16, is proudly showcased to the sales market by appointed agents Move Residential. The property boasts an imposing frontage, and offers vast and immaculately presented living proportions throughout, promising to make an exceptional forever home for an extremely lucky family. Upon entering the residence you are greeted by an inviting entrance hall which leads through to a spacious through lounge, comfortably accommodating both a sitting and dining area. The room is flooded with natural light courtesy of a bay window to the front and a set of sliding doors to the rear which also provide views and access out to the charming garden. Finished in a tasteful neutral décor featuring attractive wood style flooring, this presents a fabulous social space to entertain guests. A garage conversion accommodates a second substantial and beautifully presented reception room, offering a welcoming setting to relax and unwind, and following this is an immaculately finished kitchen diner which has evidently been designed to high specifications, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. With ample room to accommodate a dining table, this provides the ideal space for enjoying family mealtimes. Concluding the extensive ground floor is a convenient WC. The property continues to impress as you ascend to the first floor which offers four generous double bedrooms and a well-proportioned single room, each impeccably presented with plush carpeting and fitted wardrobes featuring throughout. Accompanying the sleeping accommodation and adding the finishing touch to this wonderful home is a luxurious family bathroom suite boasting chic tiling to the walls and floor, a walk-in shower unit and a bathtub, along with a separate WC. Externally, the property is further enhanced by a vast rear garden which provides a fantastic outdoor space for the whole household to enjoy. A neatly maintained lawn offers ample room for recreational activities, whilst a paved patio area presents a serene spot for al-fresco dining and entertaining. To the front, a substantial driveway provides ample off-road parking. A viewing is highly recommended to fully appreciate the generous proportions and high quality finishes that this outstanding residence has to offer, presenting an opportunity not to be missed for those searching for a family home in one of south Liverpool's most desirable locations.

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.

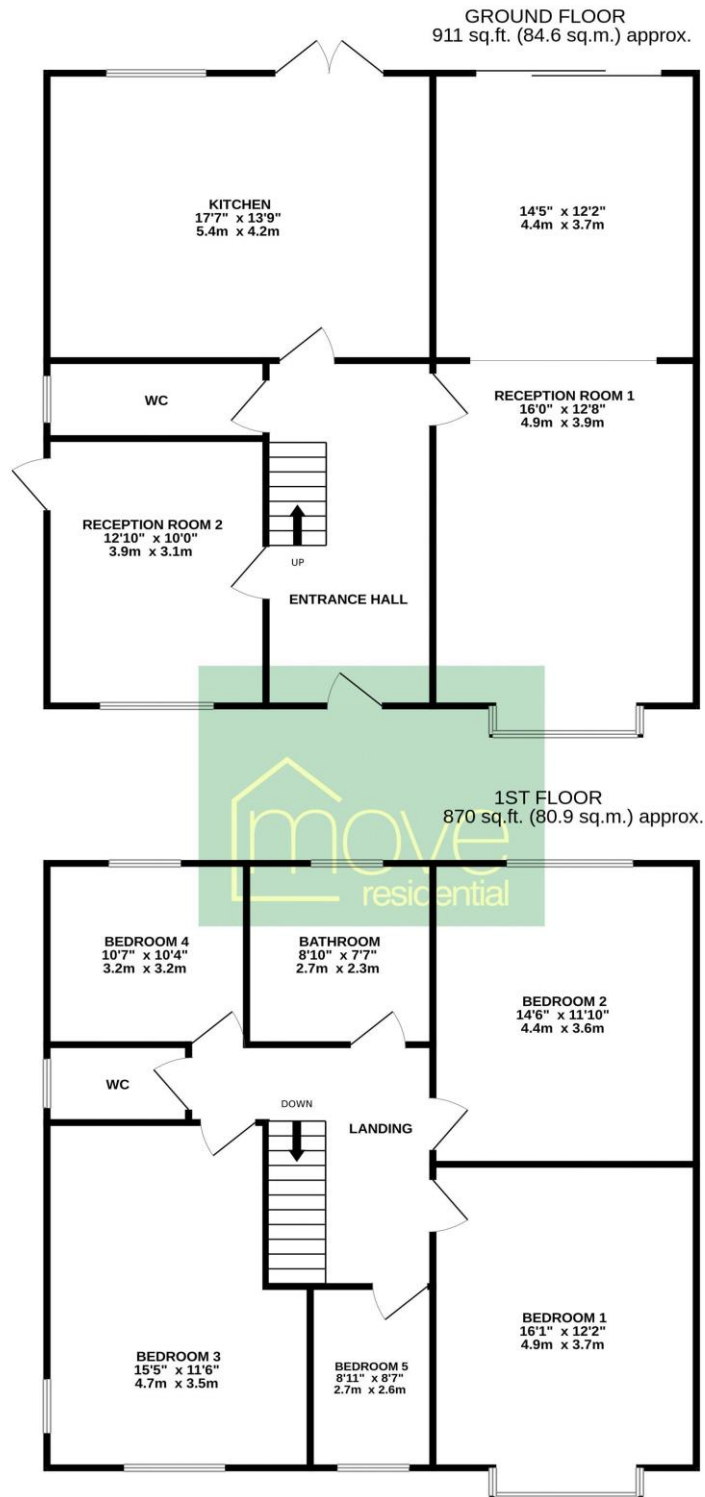
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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.

Floor Plan



TOTAL FLOOR AREA : 1781 sq.ft. (165.4 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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