



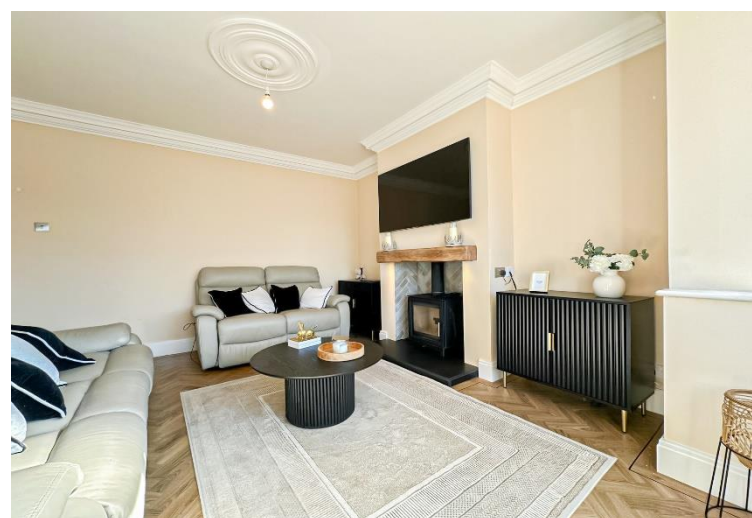
## Childwall Road, Childwall, Liverpool, L15 6UW

- Stunning Three Bedroom Semi Detached Residence
- Extended & Re-Furnished To Immaculate Standard
- Second Reception Room & Striking Fitted Kitchen
- Luxurious Fully Tiled Three-Piece Bathroom Suite
- Envious Location In Sought-After Area Of Childwall
- Entrance Hall & Beautifully Finished Family Lounge
- Three Spacious & Impeccably Presented Bedrooms
- Fantastic Rear Garden, Off-Road Parking & Garage



£375,000







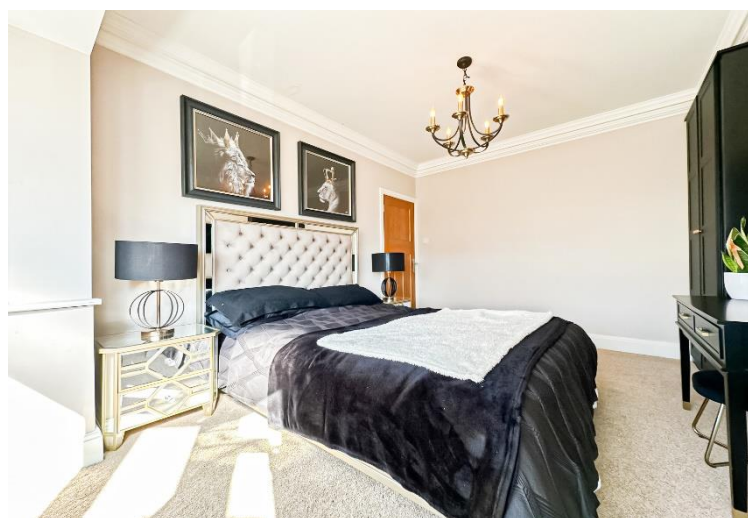
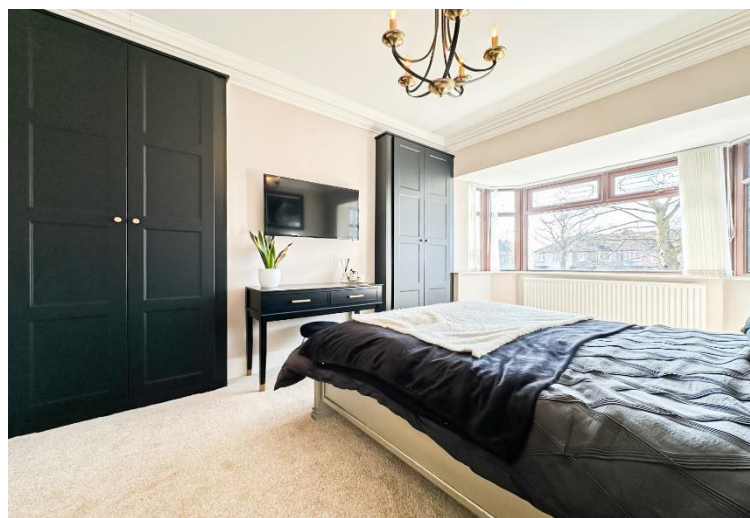
























## **Description**

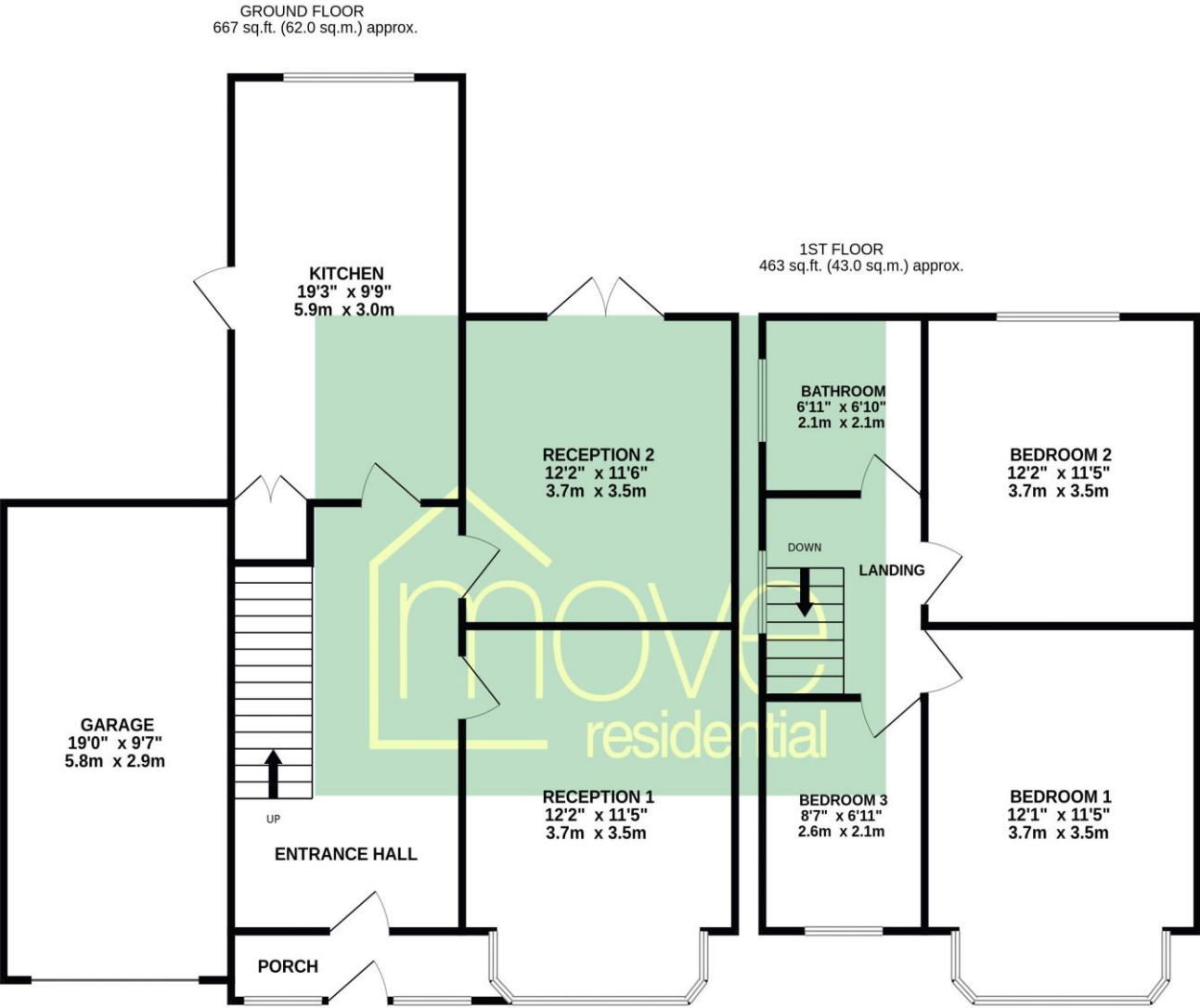
This truly stunning three bedroom semi detached residence, located on Childwall Road in the highly sought-after suburb of Childwall, L15, is proudly presented to the sales market by appointed agents Move Residential. The property has been substantially extended and recently re-furnished to an exemplary standard, offering generous and impeccably presented living proportions throughout. Thoughtfully designed to meet the needs of modern family living, this presents an opportunity not to be missed for those searching for their forever home in one of South Liverpool's most desirable areas. Upon entering the property, you are welcomed into a tastefully decorated entrance hall which sets a precedent for the accommodation to follow, and leads you into a spacious and beautifully presented family lounge, bathed in natural light courtesy of a bay window. Finished in a neutral décor which complements the attractive parquet flooring and eye-catching wood burner, this presents a welcoming space to relax and unwind. This is followed by a second substantial and immaculately presented reception room which enjoys a feature fireplace and a set of french doors providing views and access out to the rear garden, providing an elegant setting for entertaining guests. Concluding the ground floor is a striking modern kitchen complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. The outstanding quality continues to the first floor which hosts two generously sized double bedroom and a well-proportioned single room, each beautifully presented featuring plush carpeting throughout and receiving an abundance of daylight. Accompanying the sleeping accommodation and completing the interior of this wonderful home is a luxurious fully tiled three-piece family bathroom suite. Externally, the residence is further enhanced by an expansive rear garden which overlooks allotments and provides a fantastic outdoor space for the whole household to enjoy. A neatly maintained lawn offers plenty of room for recreational activities, whilst a smartly flagged patio area presents a serene spot for enjoying al-fresco dining. To the front, a substantial driveway provides ample off-road parking, and a garage offers 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 Doomsday 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 : 1152sq.ft. (107.0 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		83 B
69-80	C		
55-68	D	58 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.