



Score Lane, Childwall, Liverpool, L16 5EE

- Fabulous Three Bedroom Semi Detached Property
- Generously Proportioned & Beautifully Presented
- Modern Extended Open Plan Kitchen/Dining Area
- Luxurious Tiled Family Shower Room & Loft Room
- Prime Location In Sought-After Area Of Childwall
- Porch, Entrance Hall & Spacious Through Lounge
- Two Substantial Double Bedrooms & Large Single
- Rear Garden With Raised Patio & Off-Road Parking



£350,000















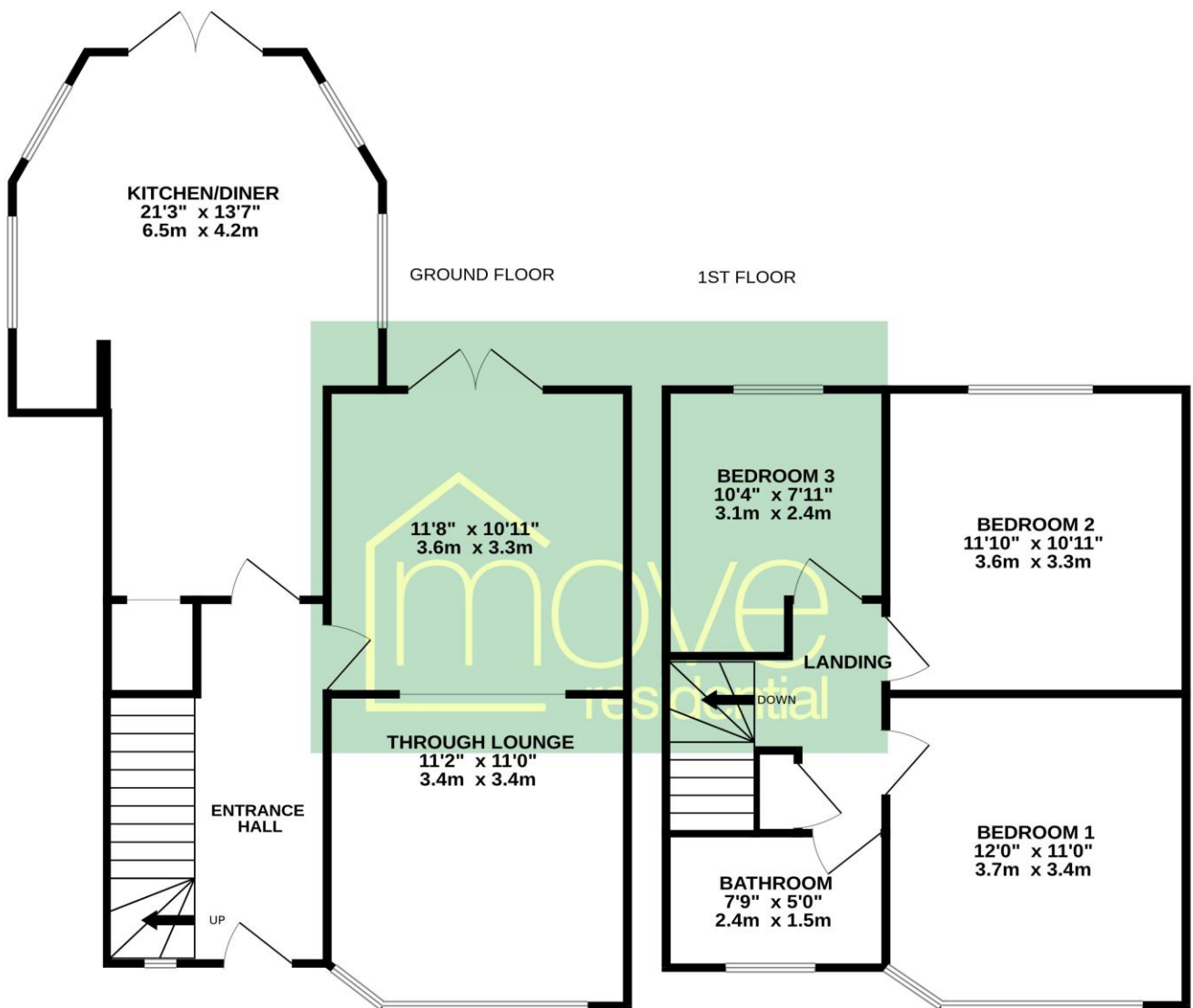
Description

Move Residential are thrilled to showcase to the sales market this fabulous three-bedroom extended semi-detached property, ideally situated in the highly sought-after suburb of Childwall, L16. The property boasts an appealing frontage, and offers expansive and beautifully presented living proportions throughout, promising to make a fantastic future home for a very lucky family. An inviting entrance hall greets you into the home, leading through to a spacious reception room which is awash with natural light courtesy of a bay-window to the front and a set of french doors to the rear. Impeccably finished featuring attractive parquet style flooring and an eye-catching fireplace, this presents a welcoming space for relaxing and entertaining guests. At the heart of the home is the striking extended kitchen diner which is certain to impress, offering a charming social setting for cooking in company and enjoying mealtimes. The modern kitchen is complete with a range of sleek fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. There is plenty of room to accommodate a designated dining area to the rear of the space where dual aspect windows and a set of french doors offer views and access out to the rear garden, and flood the space with daylight. Ascending to the first floor, you will find two generously sized double bedrooms along with a well-proportioned single room, each finished to an excellent standard featuring plush carpeting throughout. Accompanying the sleeping accommodation is a luxurious fully tiled family shower room complete with a walk-in shower unit, and concluding the interior of this wonderful home is a bright and airy loft room featuring a velux window which is accessed via a pull down ladder, offering an abundance of additional storage space and scope for conversion. Externally, the property benefits from a substantial rear garden, which offers a delightful outdoor space, consisting of a neatly maintained lawn and raised patio area. To the front, a smartly flagged driveway provides ample off-road parking.

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



TOTAL FLOOR AREA : 1048sq.ft. (97.4 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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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 is not guaranteed.