



Oulton Road, Childwall, Liverpool, L16 8NR

- Lovely Three Bedroom Semi Detached Home
- Rare Find - Available With No Onward Chain
- Entrance Hall & Bay-Fronted Family Lounge
- Three Bedrooms & Modern Shower Room
- Prime Location In Desirable Area Of Childwall
- Well-Proportioned & Maintained Throughout
- Second Sitting Room & Stylish Fitted Kitchen
- Delightful Rear Garden & Off-Road Parking



£300,000















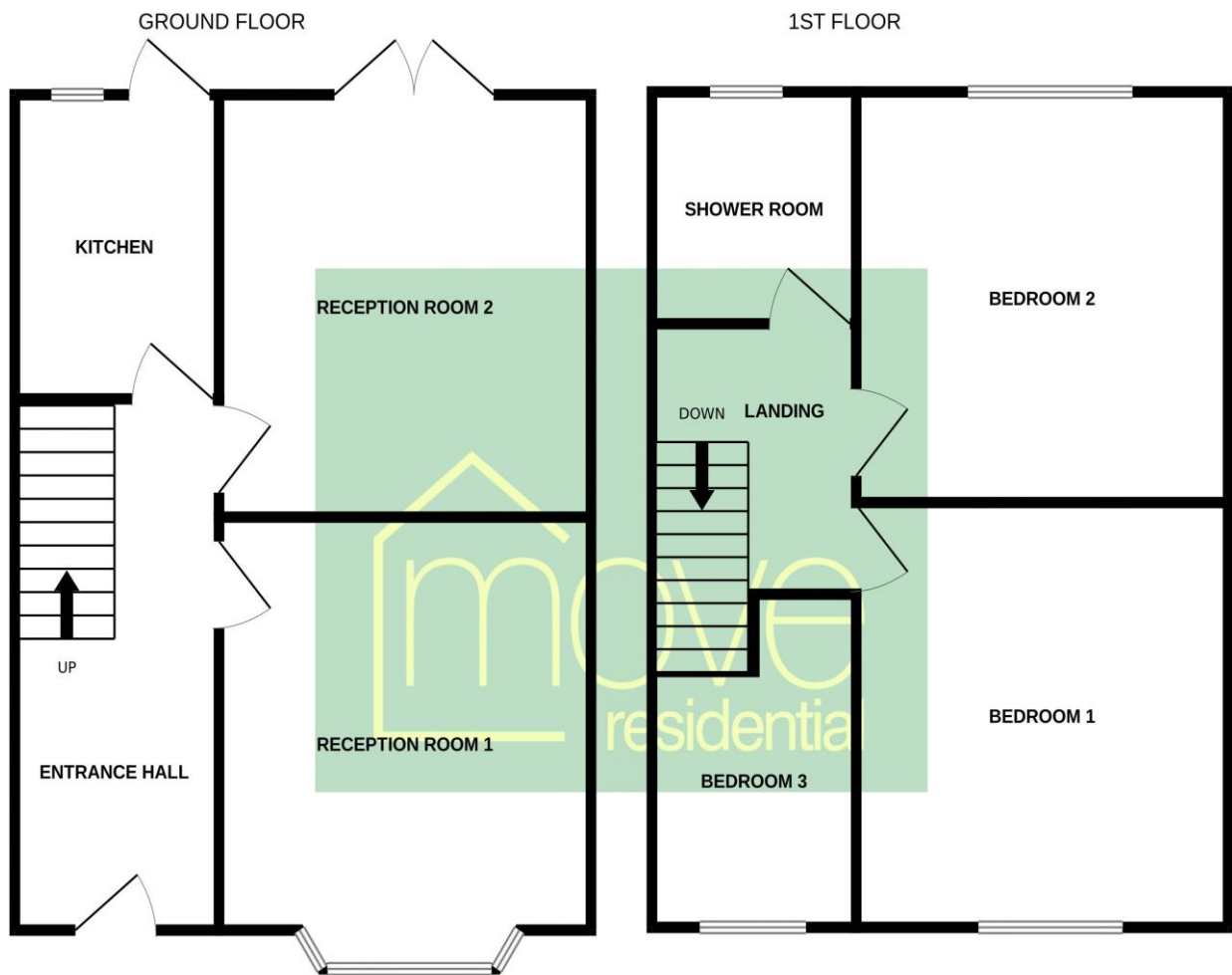
Description

This delightful three bedroom semi detached home, enjoying a prime location on Oulton Road in the sought-after suburb of Childwall, L16, is offered for sale with no onward chain by appointed agents Move Residential. Offering well-proportioned and maintained accommodation throughout, this promises to make a wonderful future home for a growing family, ideal for those who are looking for a property they can tailor to their own tastes. Following through the entrance hall you are led into the first of two spacious reception rooms, each boasting a feature fireplace, with the front lounge enjoying a bay window which floods the space with natural light, and the rear sitting room featuring a set of French doors offering views and access out to the rear garden. Concluding the ground floor is a modern kitchen complete with a range of fitted base and wall units, complementary worktops, and stylish splashback tiling. Continuing up to the first floor you will discover two generously sized double bedrooms and a large single room, each receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this promising home is a contemporary style family shower room. Externally, the property benefits from a substantial rear garden offering a delightful outdoor space for the whole household to enjoy, along with a driveway to the front which 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



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		89 B
69-80	C		
55-68	D	66 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.