



## Inchcape Road, Childwall, Liverpool, L16 3ND

- Delightful Three Bedroom Semi Detached Property
- Generously Proportioned & Impeccably Presented
- Modern Kitchen Complete With Stylish Fitted Units
- Contemporary Style Three-Piece Bathroom Suite
- Enviably Located In Desirable Suburb Of Childwall
- Hallway & Spacious Bay-Fronted Through Lounge
- Two Substantial Double Bedrooms & Large Single
- Well-Maintained Rear Garden & Off-Road Parking



Offers Over £240,000





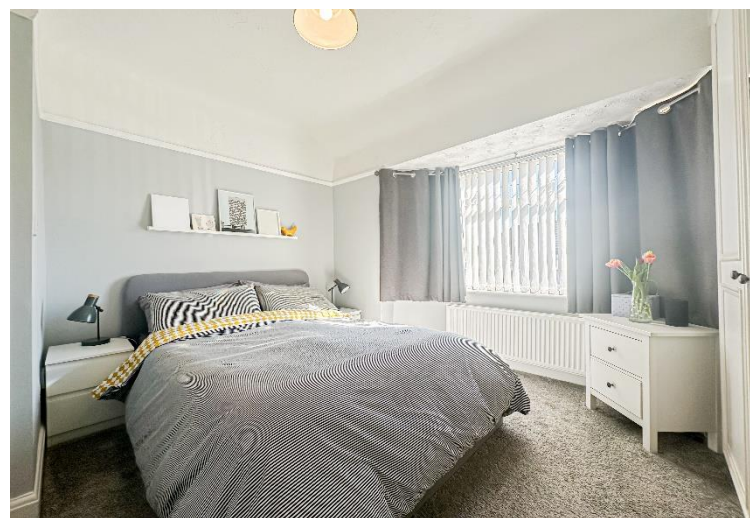




















## **Description**

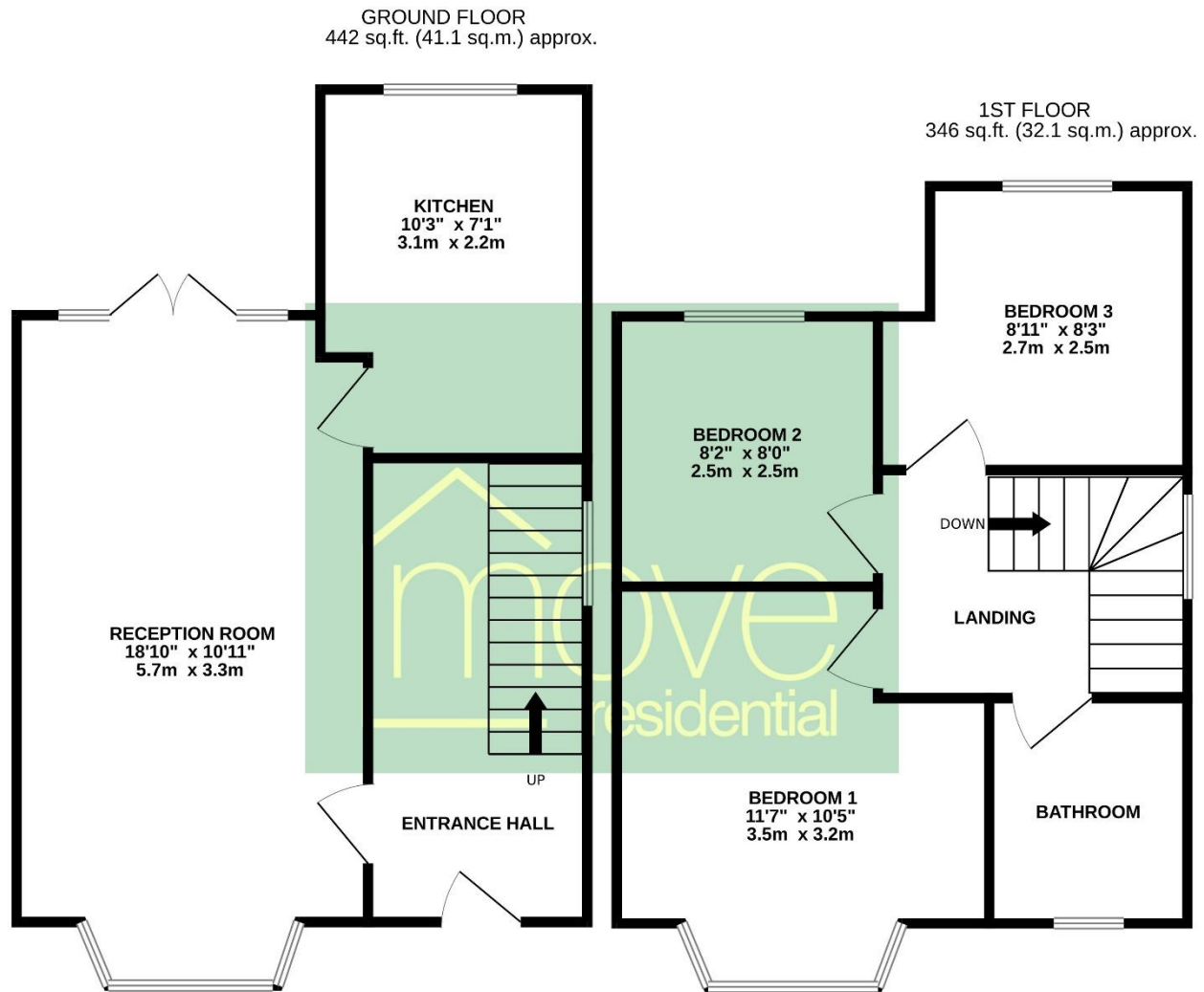
Enviably located on Inchcape Road in the sought-after suburb of Childwall, L16, is this delightful three bedroom semi detached home, proudly presented to the sales market by appointed agents Move Residential. Offering generously proportioned and impeccably presented accommodation throughout, this presents an opportunity not to be missed for those searching for their family home in one of South Liverpool's most favoured areas. Upon entering the property, you are greeted by an inviting entrance hall leading through to a spacious through reception room, comfortably accommodating both a sitting and dining area. A bay window to the front floods the room with natural light, whilst a set of French doors to the rear offer views and access out to the garden. Finished in a tasteful décor featuring attractive wood style flooring and an eye-catching fireplace, this presents a charming space to relax and enjoy mealtimes with family and friends. Following this is a modern kitchen complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space. The property continues to impress as you ascend to the first floor, where you will discover two generously sized double bedrooms and a well-proportioned single room, each beautifully presented featuring plush carpeting through and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a contemporary style three-piece family bathroom suite. Externally, the property further benefits from a sizable rear garden which presents a fantastic outdoor space for the whole household to enjoy, consisting of a neatly maintained lawn and patio area. To the front, a 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 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 : 788 sq.ft. (73.2 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+	<b>A</b>		
81-91	<b>B</b>		<b>86 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>58 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### 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.