



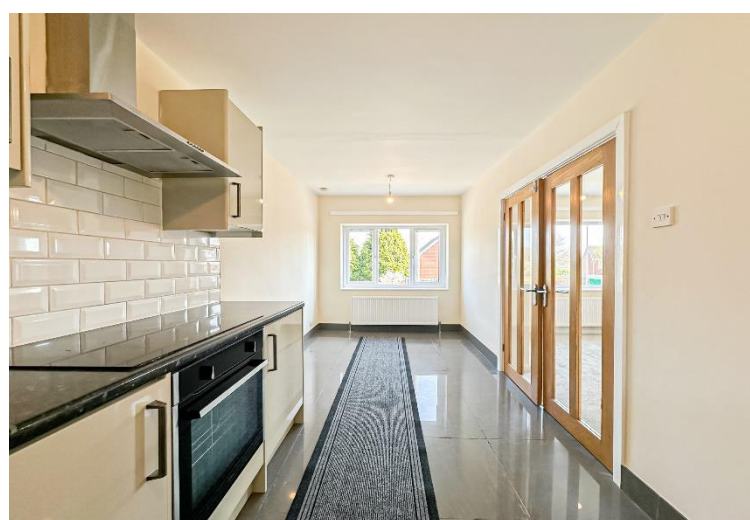
Barnham Drive, Childwall, Liverpool, L16 5ES

- Delightful Three Bedroom Detached Bungalow
- Well-Proportioned & Immaculately Presented
- Substantial Modern Kitchen With Fitted Units
- Ensuite To Master & Family Bathroom Suite
- Prime Location In Desirable Area Of Childwall
- Hallway & Beautifully Finished Family Lounge
- Two Double Bedrooms & Large Single Room
- Sizable Garden, Off-Road Parking & Garage



Offers in Excess of £290,000













Description

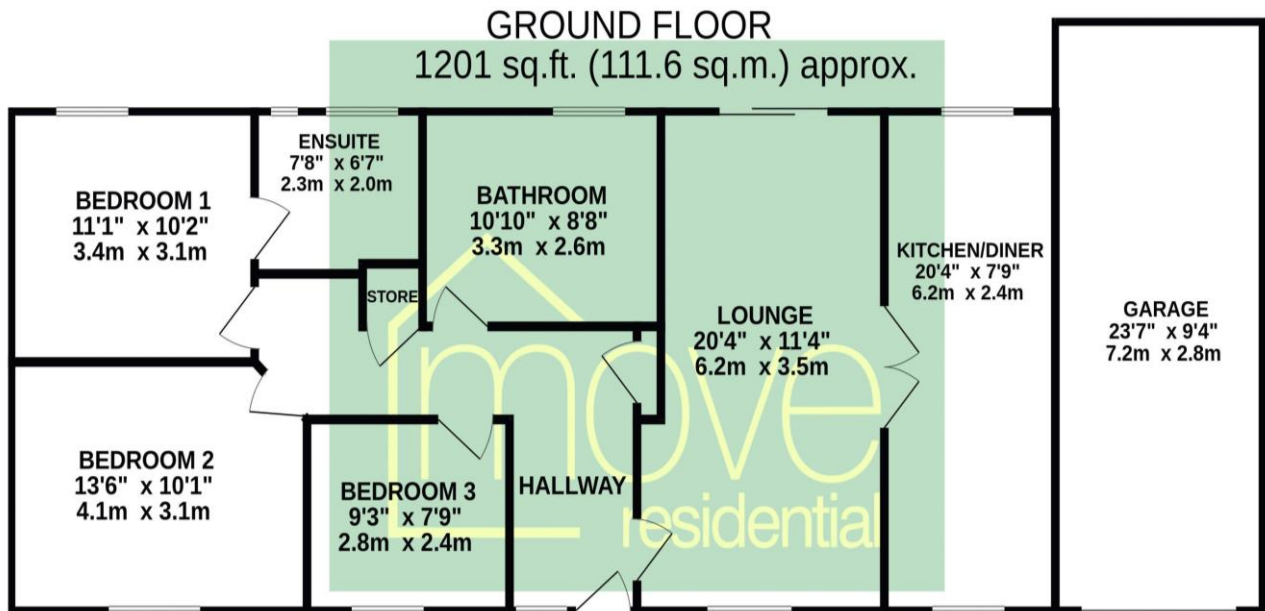
Available with no onward chain

Enjoying a prime location on Barnham Drive in the highly sought-after suburb of Childwall, L16, is this delightful three bedroom detached bungalow, welcomed to the sales market by appointed agents Move Residential. Offering generous living proportions which have been finished to an impeccable standard throughout, this promises to make a fantastic future home for a very lucky buyer. An inviting entrance hall greets you into the property, leading through to a spacious and beautifully presented family lounge, which enjoys a set of sliding doors to the rear, flooding the space with natural light and offering views of the garden. Finished in a tasteful neutral décor featuring plush carpeting, this presents a welcoming space to relax and entertain guests. A set of internal French doors provide access into the substantial kitchen diner which is complete with a range of modern fitted base and wall units and complementary worktops providing plentiful surface space. With ample room to accommodate a dining table, this provides a fabulous social space for sharing mealtimes with family and friends. The sleeping accommodation consists of two generously sized double bedrooms along with a well-proportioned single room, each immaculately presented and receiving an abundance of daylight. The master bedroom enjoys the added luxury of a deluxe ensuite shower room, 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 provides an idyllic spot for enjoying al-fresco dining during the warmer months. To the front, a driveway accommodates ample off-road parking, and there is an over-sized garage which offers potential to convert the rear into a home office, whilst still retaining a full size, single garage 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, 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 : 1201 sq.ft. (111.6 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	67 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.