

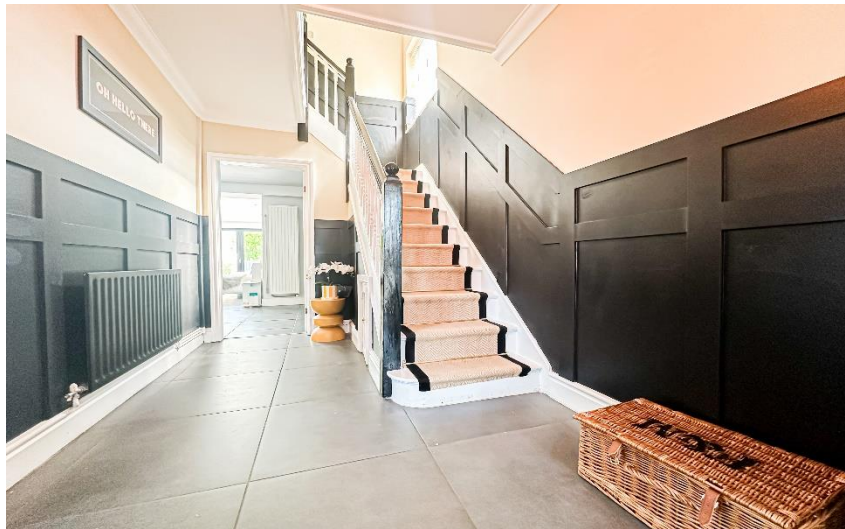


Sheppard Avenue, Bowring Park, Liverpool, L16 2LB

- Stunning Three Bedroom Semi Detached Property
- Expansive & Immaculately Presented Throughout
- Sensational Open Plan Kitchen Diner With Bifolds
- Contemporary Style Three-Piece Bathroom Suite
- Prime Location In The Sought-After Bowring Park
- Entrance Hall, Family Lounge, Utility Room & WC
- Two Spacious Double Bedrooms & Single Room
- Impressive Garden To Rear & Off-Road Parking



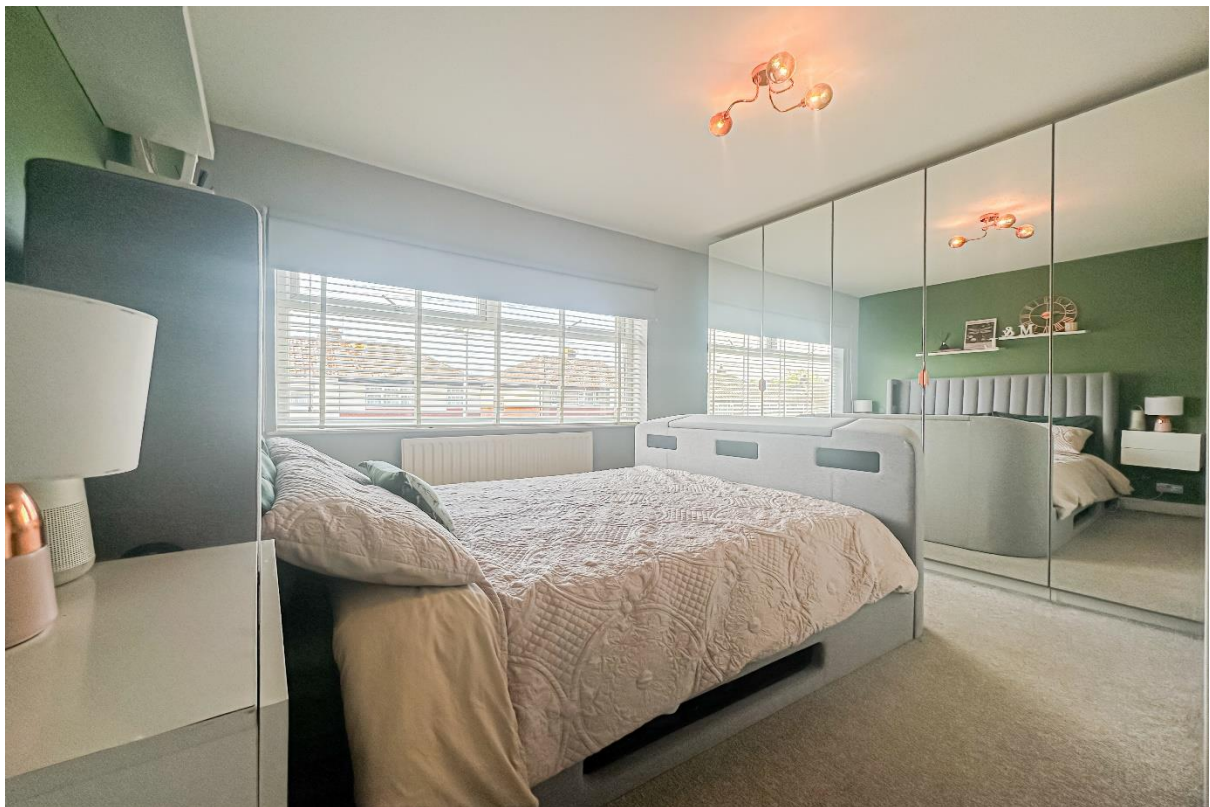
£325,000

















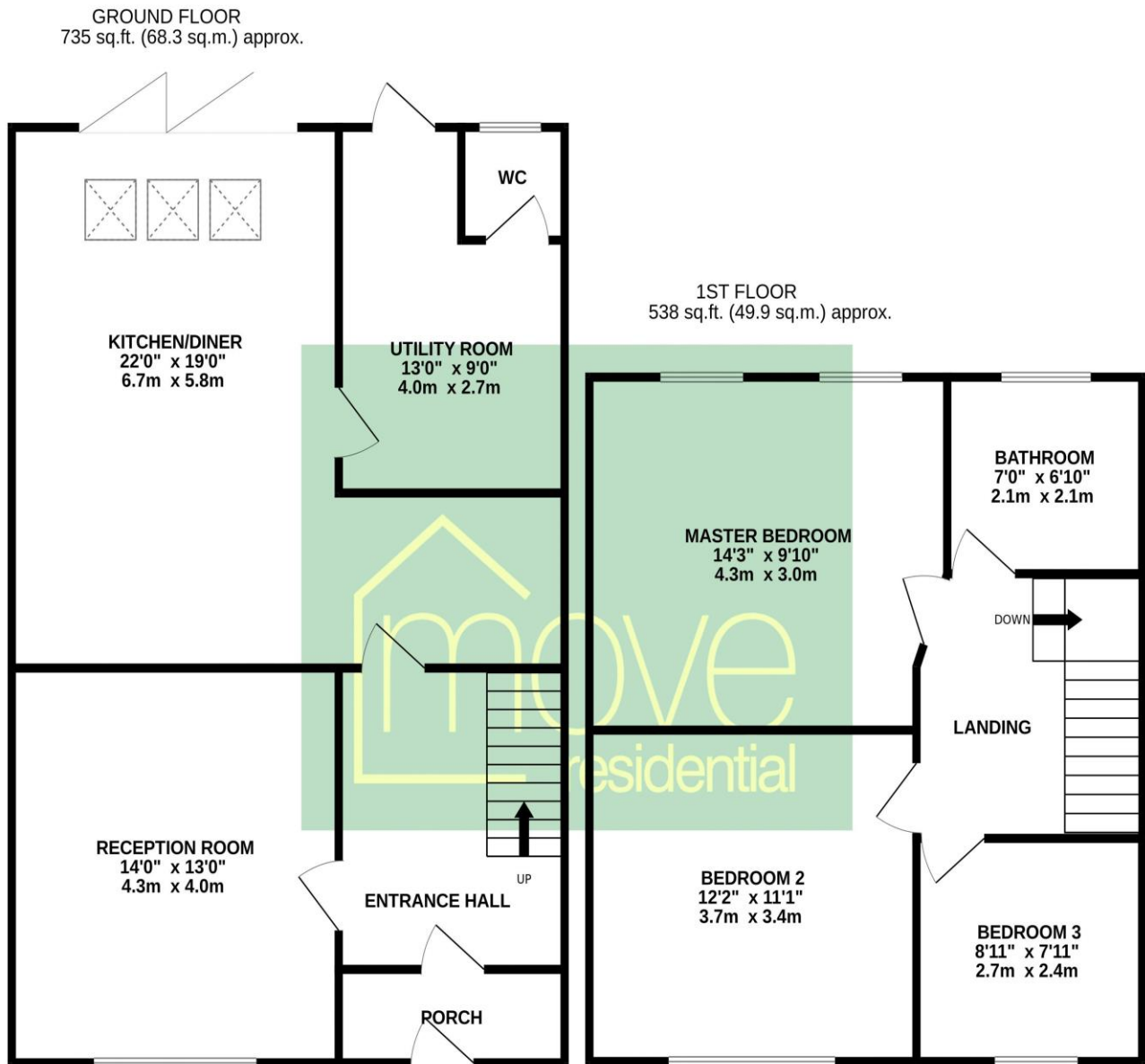
Description

This stunning three bedroom semi detached property, located on Sheppard Avenue in the sought-after area of Bowring Park, L16, is welcomed to the sales market by appointed agents Move Residential. Boasting an appealing frontage which exudes curb appeal, this property offers expansive and immaculately presented living proportions which have been meticulously designed to meet the needs of modern living, promising to make a wonderful future home for a growing family. A tastefully decorated entrance hall greets you into the residence, making a fabulous first impression and leading you into a spacious family lounge. Beautifully finished featuring real wood flooring, this presents a welcoming space to relax and entertain guests. At the heart of the home is a sensational open plan kitchen diner which is certain to impress even the most discerning of buyers, illuminated in natural light courtesy of skylights above, and boasting a set of bi-fold doors which provide seamless access into the garden. Evidently finished to high specifications, the kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. With a breakfast bar offering the ideal spot for more casual dining, and ample room to accommodate a formal dining table, this presents the ultimate social setting for enjoying family mealtimes and hosting on a larger scale. Concluding the extensive ground floor is a well-equipped utility room and a convenient WC. 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 finished to an impeccable standard and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this spectacular home is a luxurious three-piece family bathroom suite. Externally, the property further benefits from a vast rear garden which backs onto the golf course and therefore benefits from not being overlooked, providing a fantastic outdoor space for the whole household to enjoy. A neatly maintained lawn offers ample room for recreational activities whilst a decking area presents a serene spot for enjoying al-fresco dining. To the front, a driveway provides ample off-road parking.

Location

Bowring Park 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 Bishop Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. Broadgreen 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 : 1272 sq.ft. (118.2 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

Awaiting Image.

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.