



Lucas Avenue, Bowring Park, Liverpool, L16 2AA

- Exceptional Four Bedroom Detached Family Residence
- Generously Proportioned & Immaculately Presented
- Stunning Open Plan Kitchen Diner, Utility Room & WC
- Ensuite To Master & Luxurious Four-Piece Bathroom
- Located In The Highly Favoured Area Of Bowring Park
- Entrance Hall & Beautifully Finished Reception Room
- Four Substantial & Impeccably Presented Bedrooms
- Impressive Rear Garden, Off-Road Parking & Garage

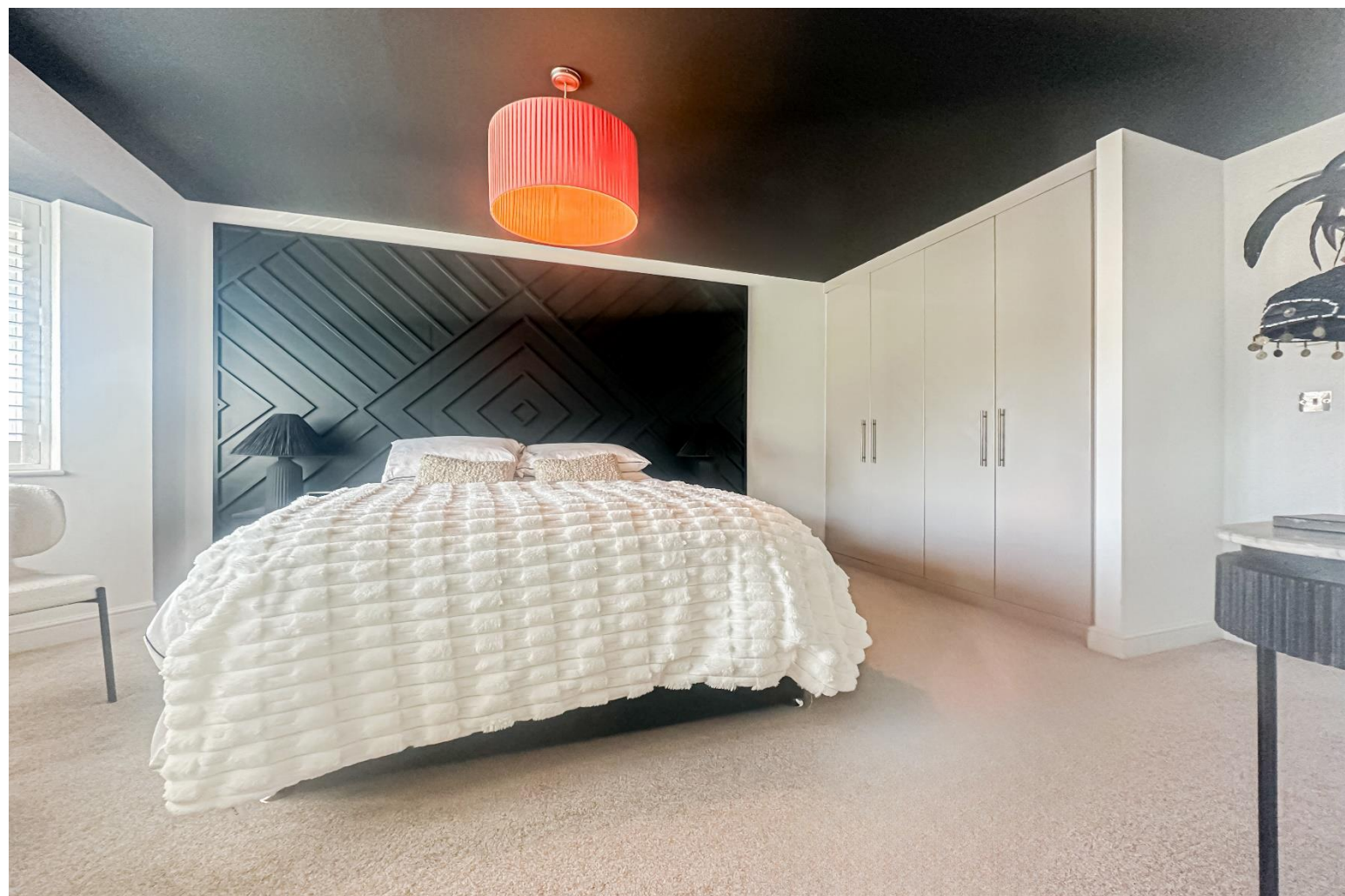


£480,000

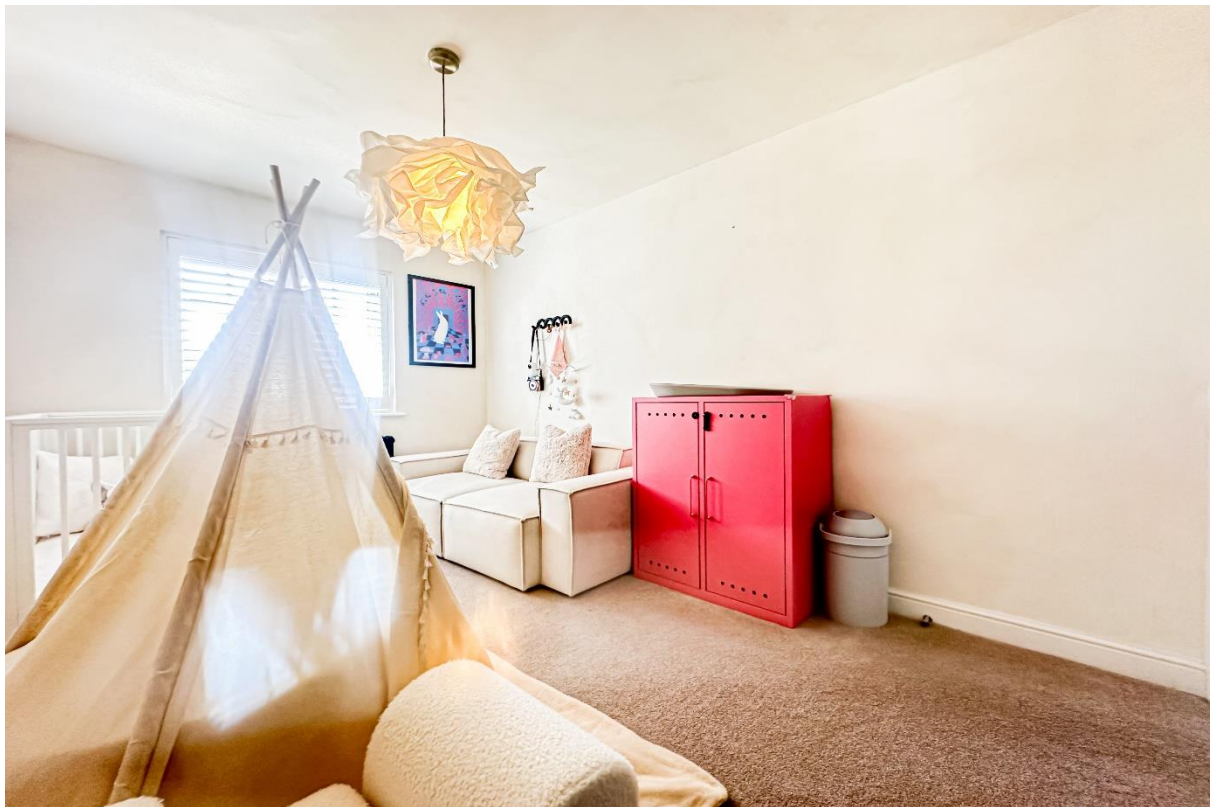


















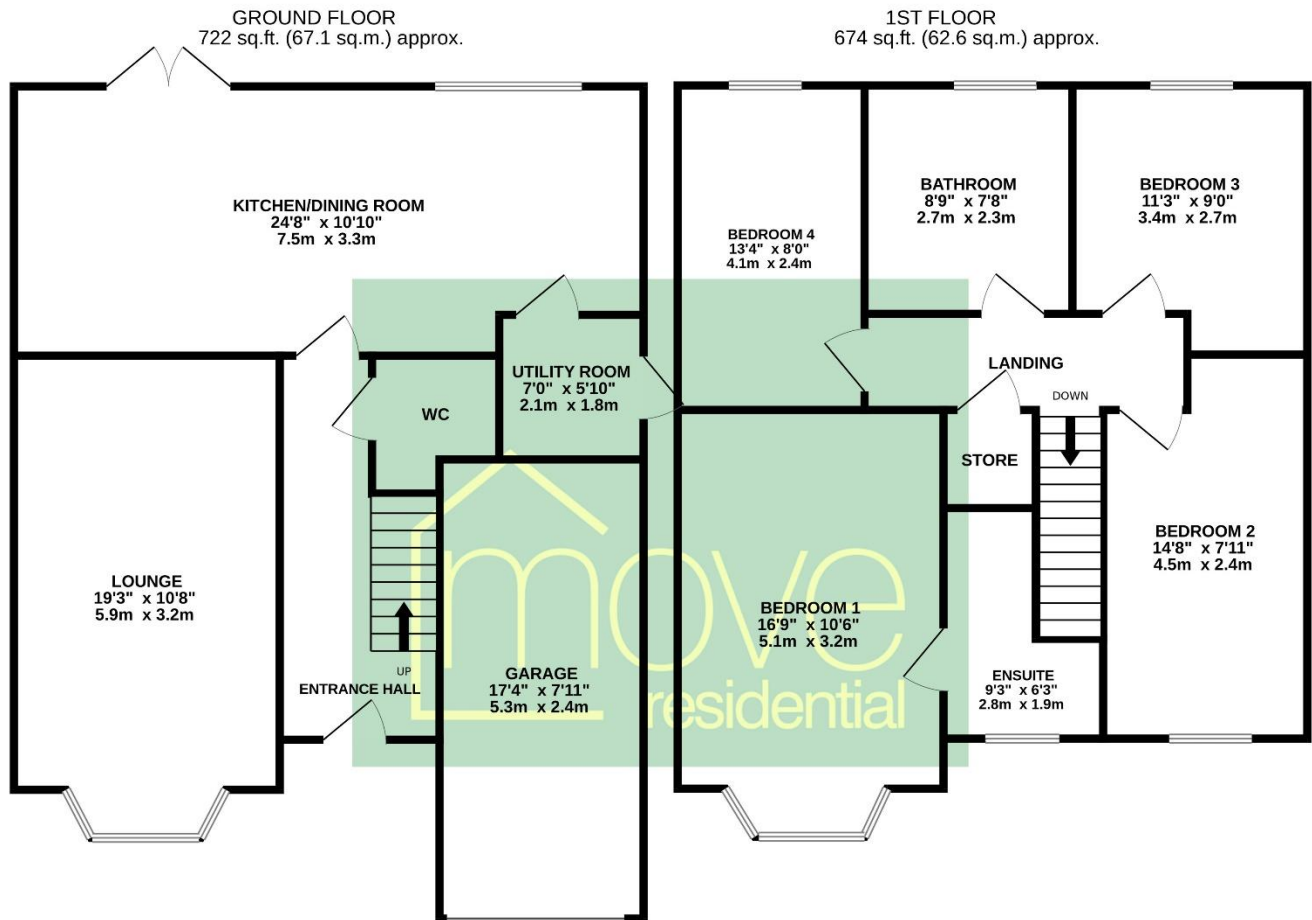
Description

Standing proudly on Lucas Avenue in the highly favoured residential area of Bowring Park is this exceptional four bedroom detached residence, proudly presented to the sales market by appointed agents Move Residential. The property boasts an imposing frontage exuding kerb appeal, and offers generous living proportions which have been thoughtfully designed to meet the needs of modern living. Showcasing immaculately finished interiors which are certain to impress even the most discerning of buyers, this promises to make an enviable forever home for a very lucky family. Upon entering the residence you are greeted by an inviting entrance hall which leads through to a spacious and beautifully presented family lounge, awash with natural light courtesy of a bay window. Finished in a tasteful décor featuring attractive parquet style flooring, this presents a welcoming and stylish space to relax and unwind. At the heart of the home is sensational open plan kitchen diner which offers a fabulous social setting for enjoying family mealtimes and entertaining guests. Evidently finished to the highest specifications, the kitchen is complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. There is a breakfast bar providing the ideal spot for more casual dining, as well as ample space to accommodate a formal dining table in front of French doors which provide views and access out to the rear garden and flood the room with daylight. Concluding the extensive ground floor is a well-equipped utility room and a convenient WC. The exceptional quality continues to the first floor where you will discover four generously sized bedrooms, each finished to an impeccable standard and receiving plenty of natural light. The master bedroom further enjoys chic fitted wardrobes and a deluxe ensuite shower room, and adding the finishing touch to this sensational home is a luxurious four-piece family bathroom suite. Externally, the residence is further enhanced by a meticulously maintained rear garden made up of a neatly manicured lawn which offers ample room for recreational activities, and a smartly flagged patio area which provides a serene spot for al-fresco dining and entertaining. The garden benefits from not being overlooked, backing onto scenic fields which offer picturesque views, presenting a private and tranquil outdoor space for the whole household to enjoy. To the front, a driveway provides ample off-road parking, whilst a garage offers additional storage space.

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 : 1396 sq.ft. (129.7 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.
Made with Metropix ©2025

EPC Summary

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	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.