



## Woolton Road, Childwall, Liverpool, L16 8NB

- Magnificent Four Bedroom Semi Detached Property
- Generously Proportioned & Impeccably Presented
- Extended Kitchen Diner, Office & Ground Floor WC
- Luxury Four-Piece Bathroom Suite & Separate WC
- Envious Location In Desirable Suburb Of Childwall
- Entrance Hall & Two Immaculate Reception Rooms
- Three Double Bedrooms & Spacious Single Room
- Charming Rear Garden, Off-Road Parking & Garage



£600,000







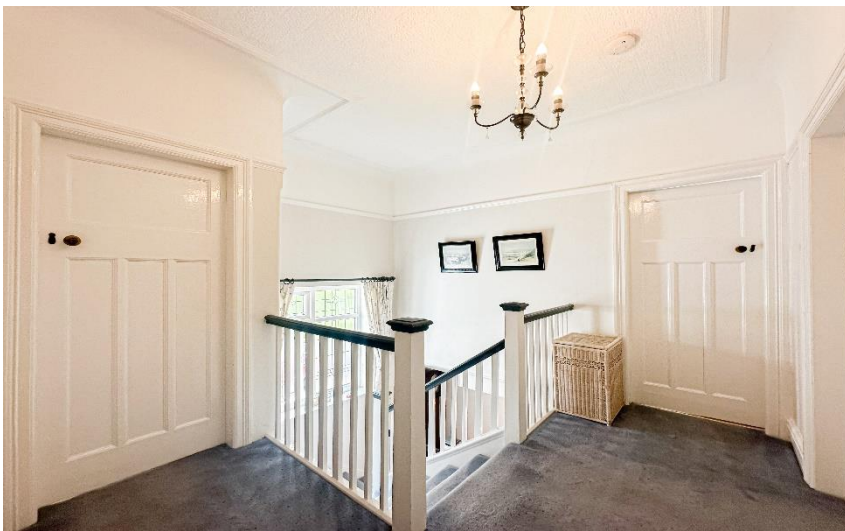




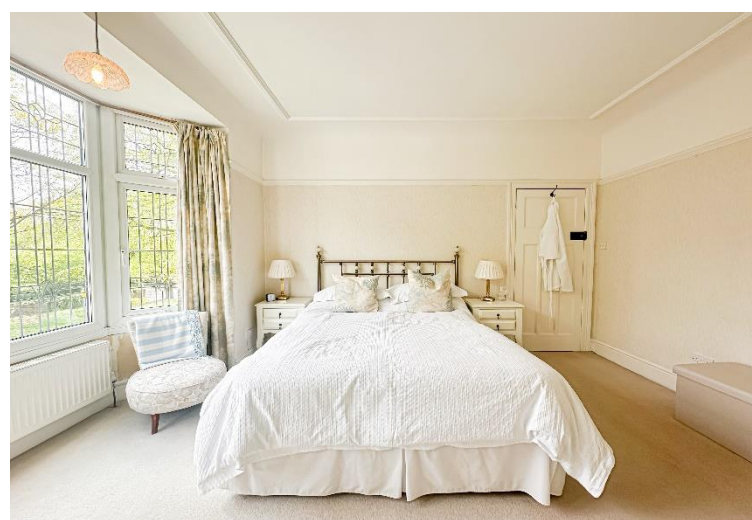




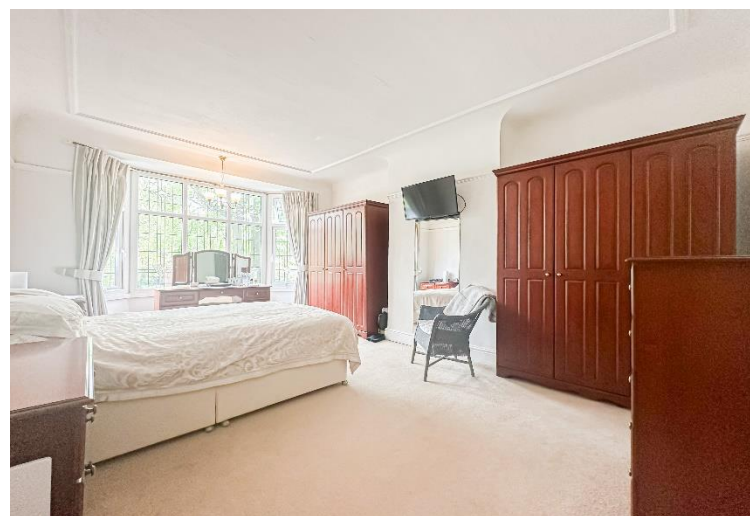






























## **Description**

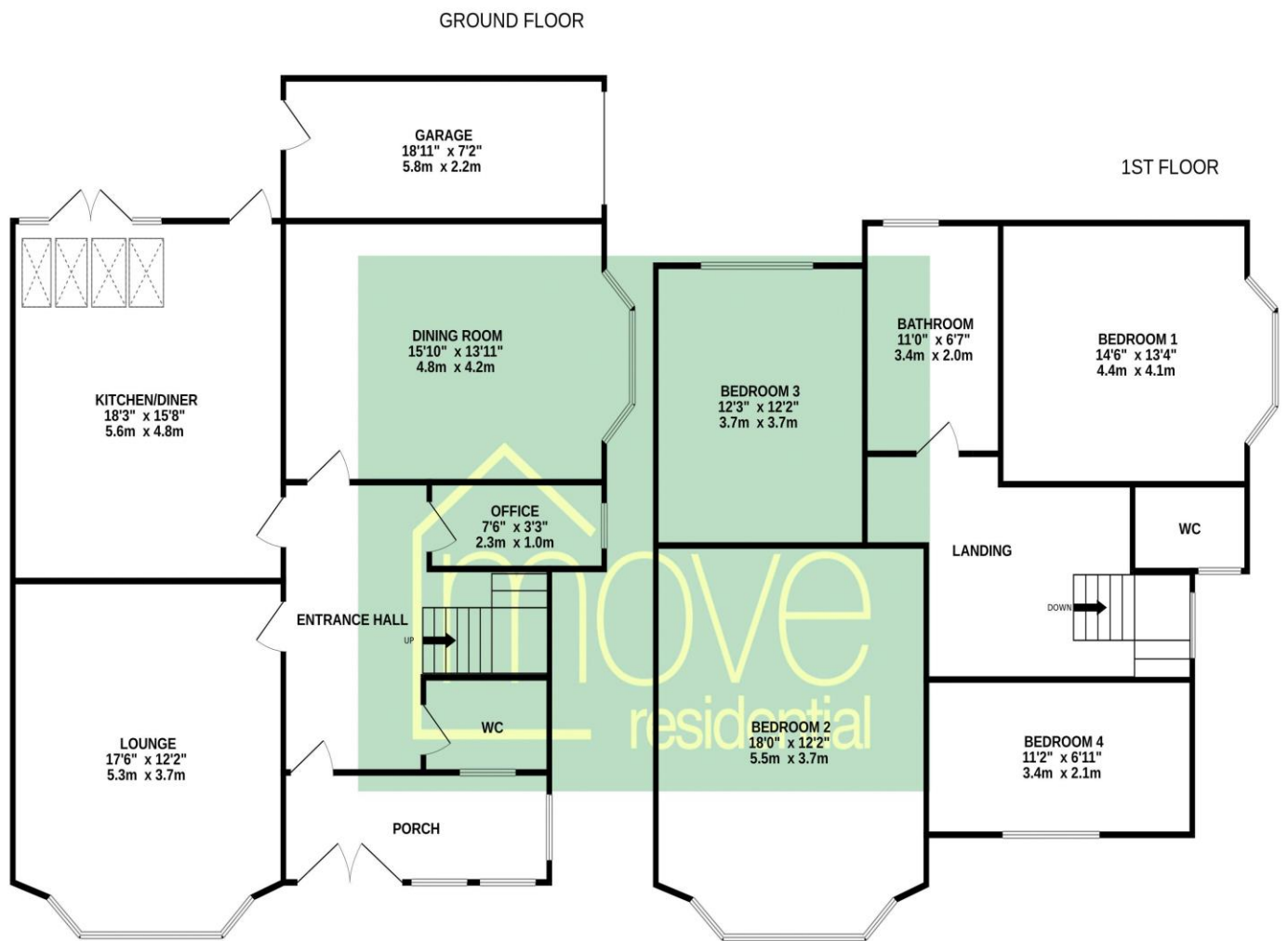
Standing proudly on Woolton Road in the highly sought-after suburb of Childwall, L16, is this magnificent four bedroom semi detached residence, proudly presented to the sales market by appointed agents Move Residential. Occupying a substantial corner plot, the property boasts a charming frontage and showcases generous and beautifully presented living proportions throughout, promising to make an exceptional forever home for an extremely lucky family. Upon entering the residence, you are greeted by a grand entrance hall which makes a striking first impression, featuring attractive parquet style flooring, which leads through to a spacious family lounge awash with natural light courtesy of a bay window. Exuding elegance, this space has been impeccably finished in a refined décor which complements the eye-catching fireplace and ornate ceiling detailing, presenting the perfect setting for relaxing and entertaining guests. This is followed by a second immaculate and substantial reception room which also benefits from an exquisite feature fireplace and bay-window, providing a delightful space for sharing mealtimes with family and friends. Continuing through you will find a modern extended kitchen diner complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a breakfast bar offering the ideal spot for more casual dining. This room further benefits from a set of french doors which provide views and access out to the rear garden and skylights above which flood the space with daylight, presenting a fabulous social setting which is certain to impress. Concluding the extensive ground floor is a study, perfect for those who work from home, and a convenient WC. The outstanding quality continues to the first floor where you will discover three generous double bedrooms and a well-proportioned single room, each finished to an exemplary standard and receiving plenty of natural light, with the two main bedrooms enjoying bay windows. Accompanying the sleeping accommodation is a luxurious four-piece family bathroom suite boasting a spectacular claw-foot bathtub, and adding the finishing touch to the interior of this remarkable residence is a separate WC. Externally, the property is further enhanced by a meticulously maintained garden, which consists of a neatly manicured lawn and smartly flagged patio area, presenting an idyllic outdoor spot for enjoying al-fresco dining. To the side, a driveway provides ample off-road parking for multiple vehicles, whilst a sizable garage offers an abundance of additional storage 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 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.  
Made with Metropix ©2025



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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.