



Padstow Road, Childwall, Liverpool, L16 4PR

- Fabulous Three Bedroom Semi Detached Property
- Rare Find-Offered For Sale With No Onward Chain
- Entrance Hall, Welcoming Lounge & Dining Room
- Three Bedrooms & Modern Family Bathroom Suite
- Prime Location In Sought-After Area Of Childwall
- Generously Proportioned & Beautifully Presented
- Extended Stylish Fitted Kitchen & Convenient WC
- Delightful Rear Garden, Off-Road Parking & Garage



£325,000















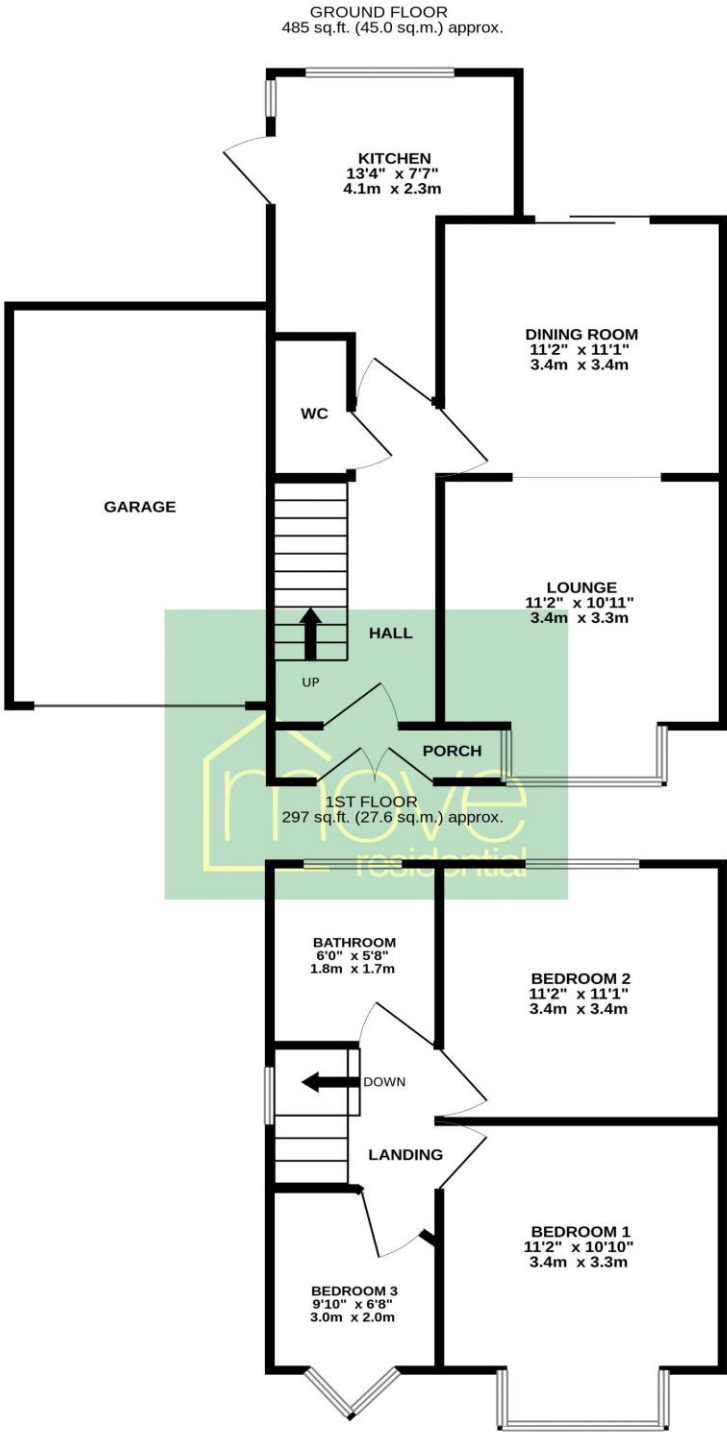
Description

Offered for sale with no onward chain courtesy of appointed agents Move Residential, is this fabulous three bedroom semi detached property, enjoying a prime location in the sought-after suburb of Childwall, L16. Having been extended, this home boasts spacious and beautifully presented living proportions throughout, promising to make a wonderful future home for a growing family. An inviting entrance hall greets you into the property leading you through to a spacious family lounge which flows seamlessly into a dining room, providing a welcoming social space for relaxing and entertaining family and friends. Finished in a tasteful neutral décor throughout, the lounge is flooded with natural light courtesy of a box bay window and features an eye-catching fireplace, whilst the dining area enjoys a set of sliding doors which provide views and access out to the rear garden. Continuing through you will discover the extended kitchen, complete with a range of stylish fitted base and wall units, complementary worktops, and attractive parquet style flooring. Concluding the ground floor is a WC located under the stairs. Ascending to the first floor, you will discover two generously sized double bedrooms along with a well-proportioned single room, each finished to an excellent standard and receiving plenty of daylight, with the master further benefitting from a bay window. Accompanying the sleeping accommodation and completing the interior of this fantastic home is a contemporary style three-piece family bathroom suite. Externally, the property is enhanced by a substantial rear garden which presents a delightful outdoor space for the whole household to enjoy, consisting of both a lawn and patio area. To the front, a driveway provides ample off-road parking whilst a garage offers 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



TOTAL FLOOR AREA : 872sq.ft. (81.0 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		85 B
69-80	C		
55-68	D		
39-54	E	41 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.