

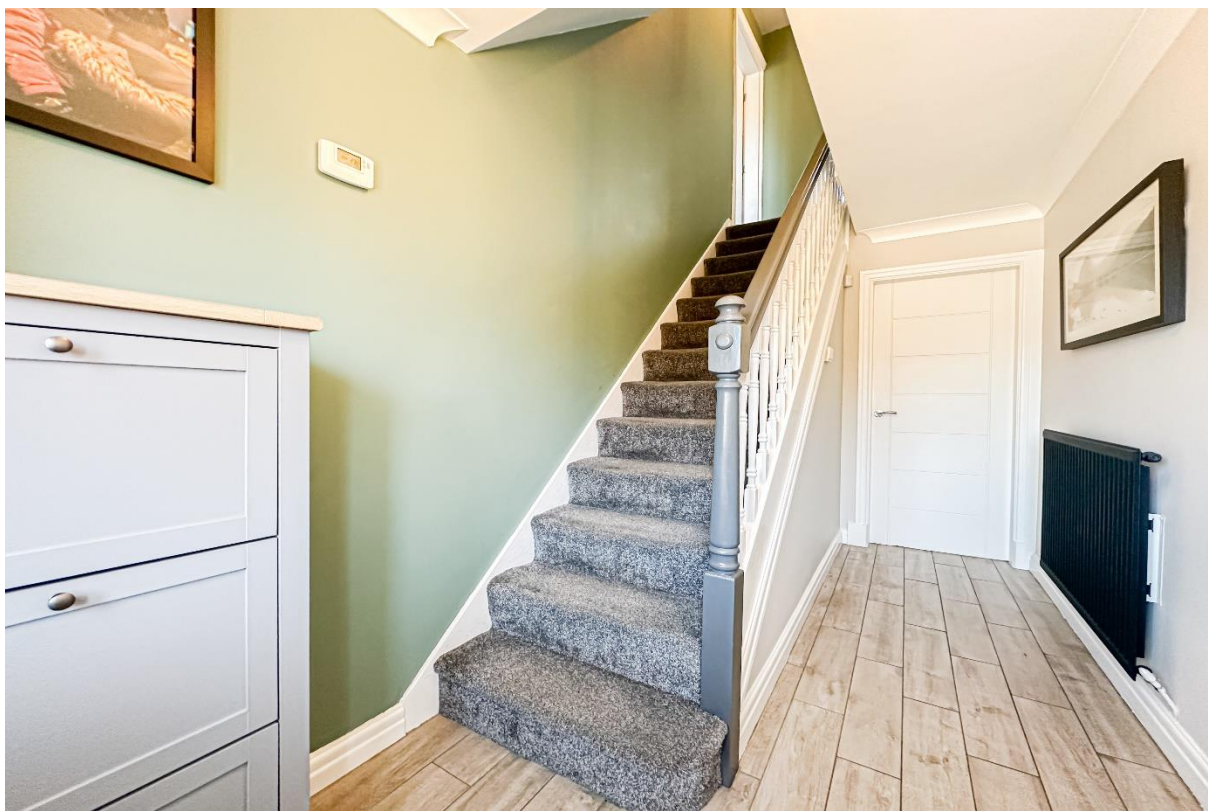


Burns Close, Childwall, Liverpool. L16 3GQ

- Exceptional Four Bedroom Detached Property
- Generous & Impeccably Finished Throughout
- Modern Kitchen, Conservatory, Utility & WC
- Ensuite To Master & Luxury Bathroom Suite
- Located In Sought-After Suburb Of Childwall
- Entrance Hall, Family Lounge & Dining Room
- Four Bright & Well-Proportioned Bedrooms
- Delightful Rear Garden & Off-Road Parking



Offers Over £475,000

























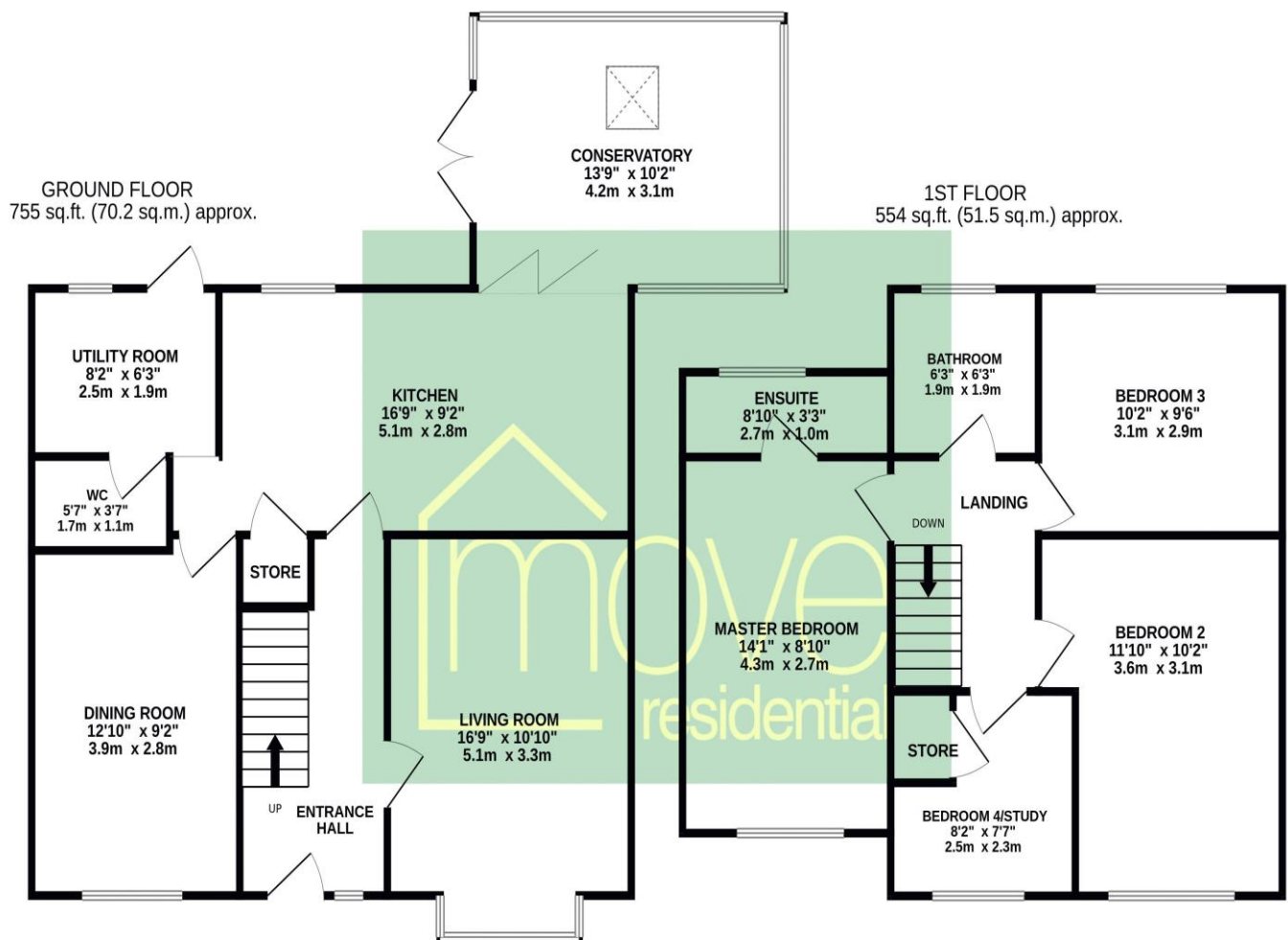
Description

Enjoying a prime location on Burns Close in the sought-after suburb of Childwall, L16, is this exceptional four bedroom detached residence, proudly presented to the sales market by appointed agents Move Residential. This modern property boasts expansive and immaculately present living proportions throughout, presenting an opportunity not to be missed for those searching for their forever family home in one of South Liverpool's most desirable areas. Upon entering the residence you are greeted by an inviting entrance hall which leads through to a spacious family lounge, awash with natural light courtesy of a box bay window. Finished in a tasteful neutral décor featuring plush carpeting and an eye-catching fireplace, this provides a welcoming space to relax and unwind. A garage conversion accommodates a beautifully presented dining room, presenting the ideal setting for enjoying family mealtimes and entertaining guests, and continuing through you will find a substantial modern kitchen complete with a range of stylish fitted base and wall units, complementary worktops, and a selection of sleek integrated appliances. A set of bi-fold doors lead into an impeccably maintained conservatory which provides a charming additional sitting area where views of the garden can be enjoyed. Concluding the extensive ground floor is a well-equipped utility room and convenient WC. The property continues to impress as you ascend to the first floor, where you will discover three generously sized double bedrooms and a well-proportioned single room, each finished to high standard throughout and receiving an abundance of daylight. The fabulous master bedroom enjoys chic fitted wardrobes and the added luxury of an ensuite shower room, and adding the finishing touch to the interior of this wonderful home is a luxurious three-piece family bathroom suite. Externally, the property is further enhanced by a sizable rear garden which provides a delightful outdoor space for the whole household to enjoy, made up of a neatly maintained lawn offering plenty of room for recreational activities, and a flagged patio area presenting the perfect spot for enjoying al-fresco dining. To the front, a driveway provides ample off-road parking.

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 the property is less than a 10 minute drive away from South Parkway 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 and Science Academy, 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 : 1310 sq.ft. (121.7 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.

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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 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.