



Walsingham Road, Childwall, Liverpool L16 3NU

- Lovely Three Bedroom Semi Detached Home
- Well-Proportioned & Bursting With Potential
- Second Sitting Room, Conservatory & Kitchen
- Large Single Bedroom & Family Shower Room
- Located In Sought-After Suburb Of Childwall
- Entrance Hall & Bay-Fronted Family Lounge
- Two Bright & Substantial Double Bedrooms
- Garden To Rear, Off-Road Parking & Garage



Offers in Excess of £235,000



















Description

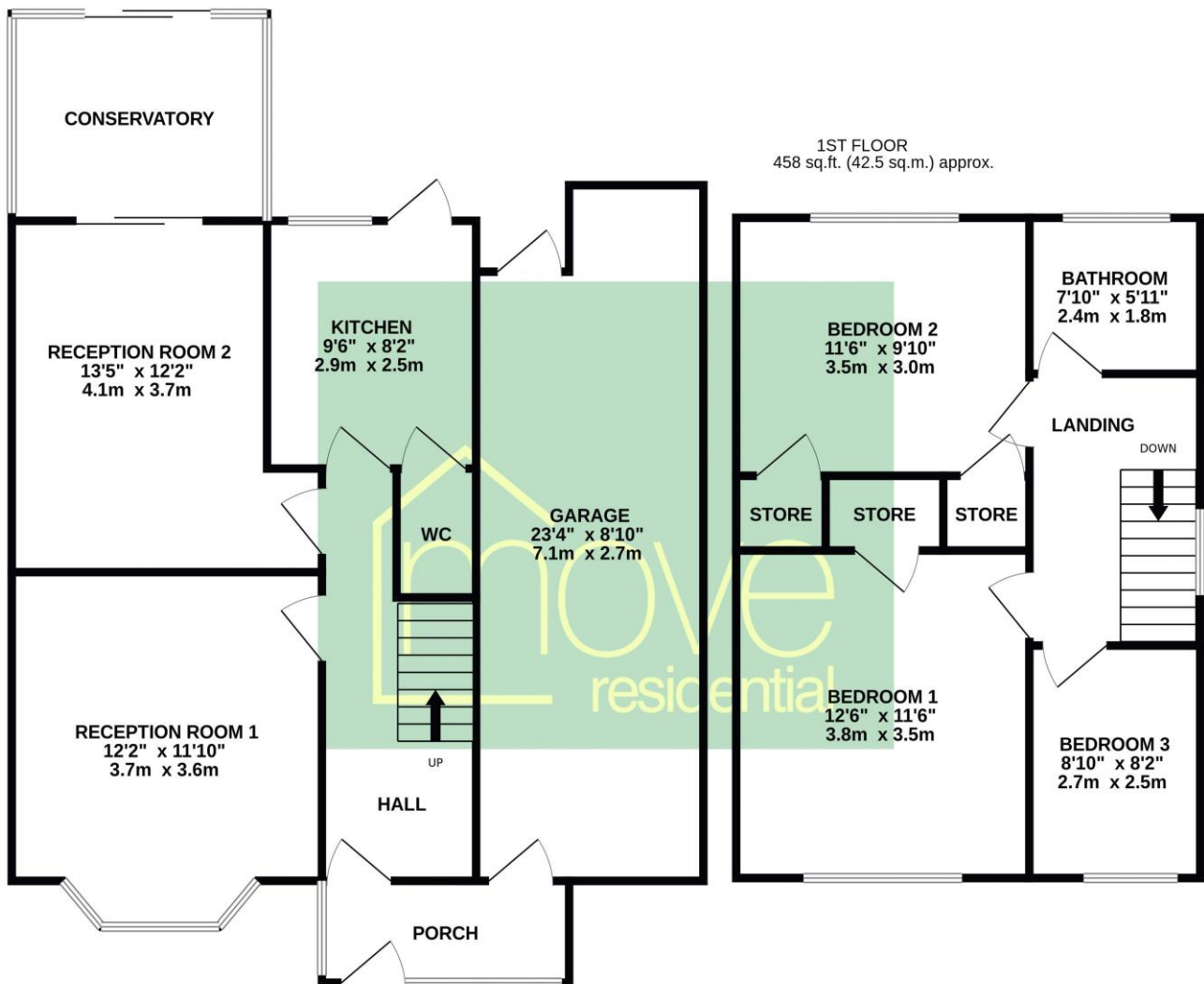
Move Residential are thrilled to present to the sales market this delightful three bedroom semi detached property, located on Walsingham Road in the sought-after suburb of Childwall, L16. Boasting generous and well-maintained living proportions which are practically bursting with potential, this presents an opportunity not to be missed for those searching for a home they can put their own stamp on. An inviting entrance hall welcomes you into the property, leading through to a spacious bay fronted family lounge, followed by a second substantial reception room which features a new living flame gas fire and marble surround and a set of sliding doors which provide access into a well-maintained conservatory. Completing the ground floor is a sizable kitchen offering scope for modernisation. Continuing up to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, each receiving plenty of natural light. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this promising home is family shower room. Externally, the property is enhanced by a charming rear garden made up of a neatly maintained lawn and a patio area. To the front, a driveway provides off-road parking, whilst a garage offers additional storage space and parking. Further benefits to the property include a new roof installed in 2015, as well as new boiler fitted in 2020 which is still under warranty.

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 just a 10 minute walk away from Broadgreen train station, and less than a 10 minute drive away from South Parkway station, which offers regular services to Liverpool City Centre, Manchester, Wigan and St Helens. Buses to the city centre are only a 10 minute walk away on Childwall Valley Road, 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 St Pascal Babylon and Rudston Primary School, the King David Schools and Childwall Sports and Science Academy, 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

GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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		
69-80	C		79 C
55-68	D	60 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.