



## Willingdon Road, Childwall, Liverpool, L16 3NE

- Truly Stunning Three Bedroom Terrace Home
- Finished To Impeccable Standard Throughout
- Showstopping Kitchen, Dining & Living Space
- Walk In Wardrobe & Family Bathroom Suite
- Located In Sought-After Suburb Of Childwall
- Entrance Hall & Bay-Fronted Family Lounge
- Two Double Bedrooms & Large Single Room
- Landscaped Rear Garden & Large Driveway



Offers in Excess of £275,000









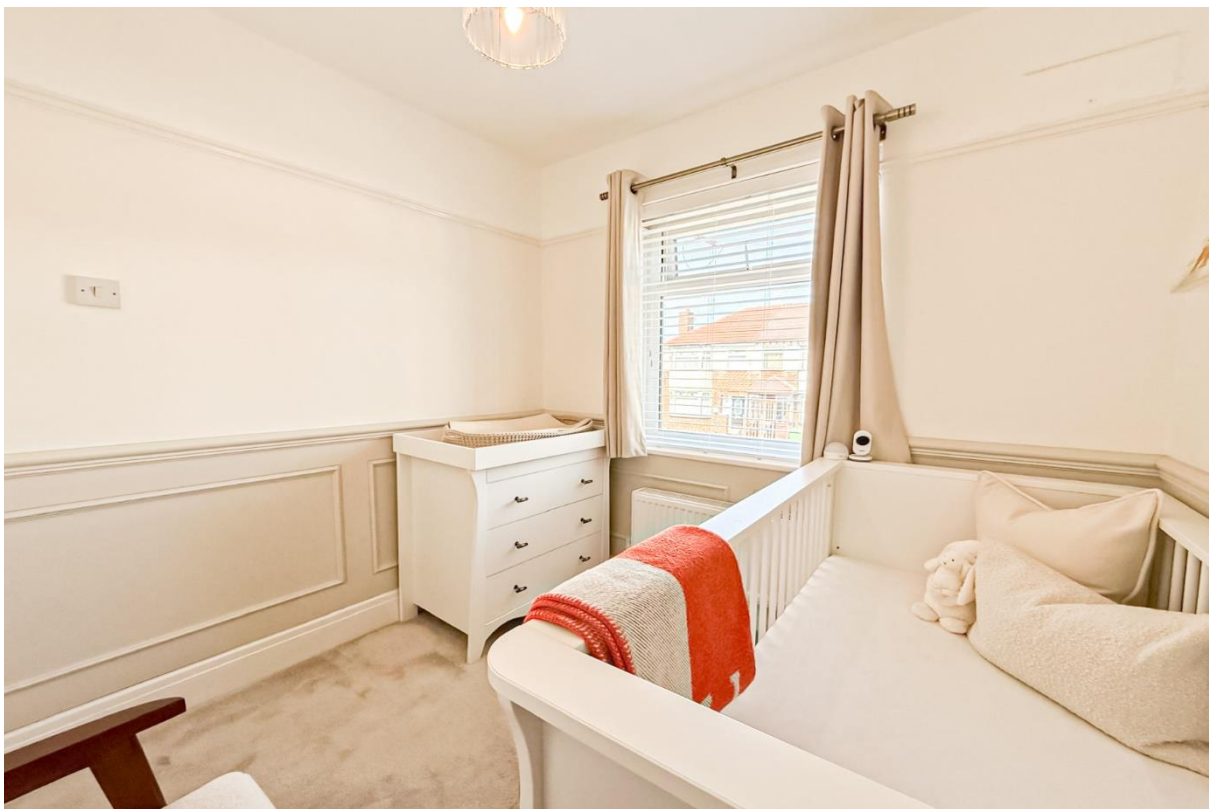








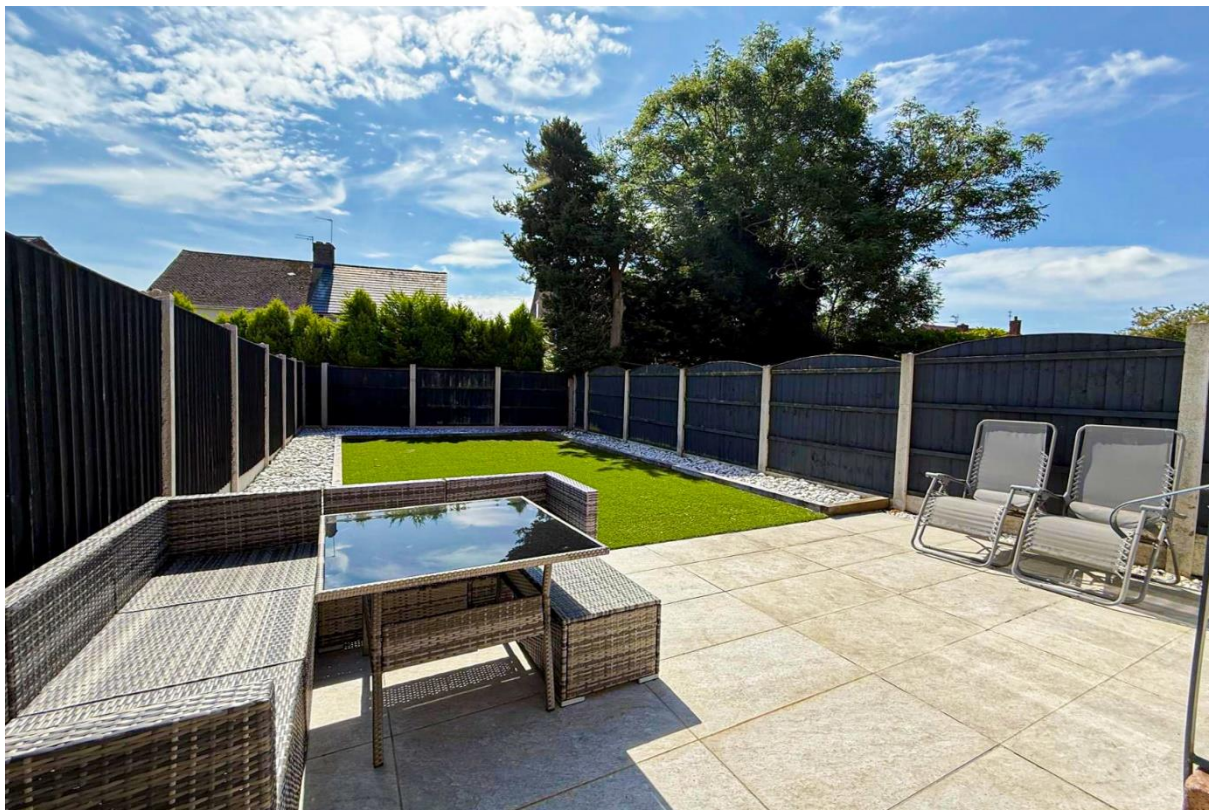














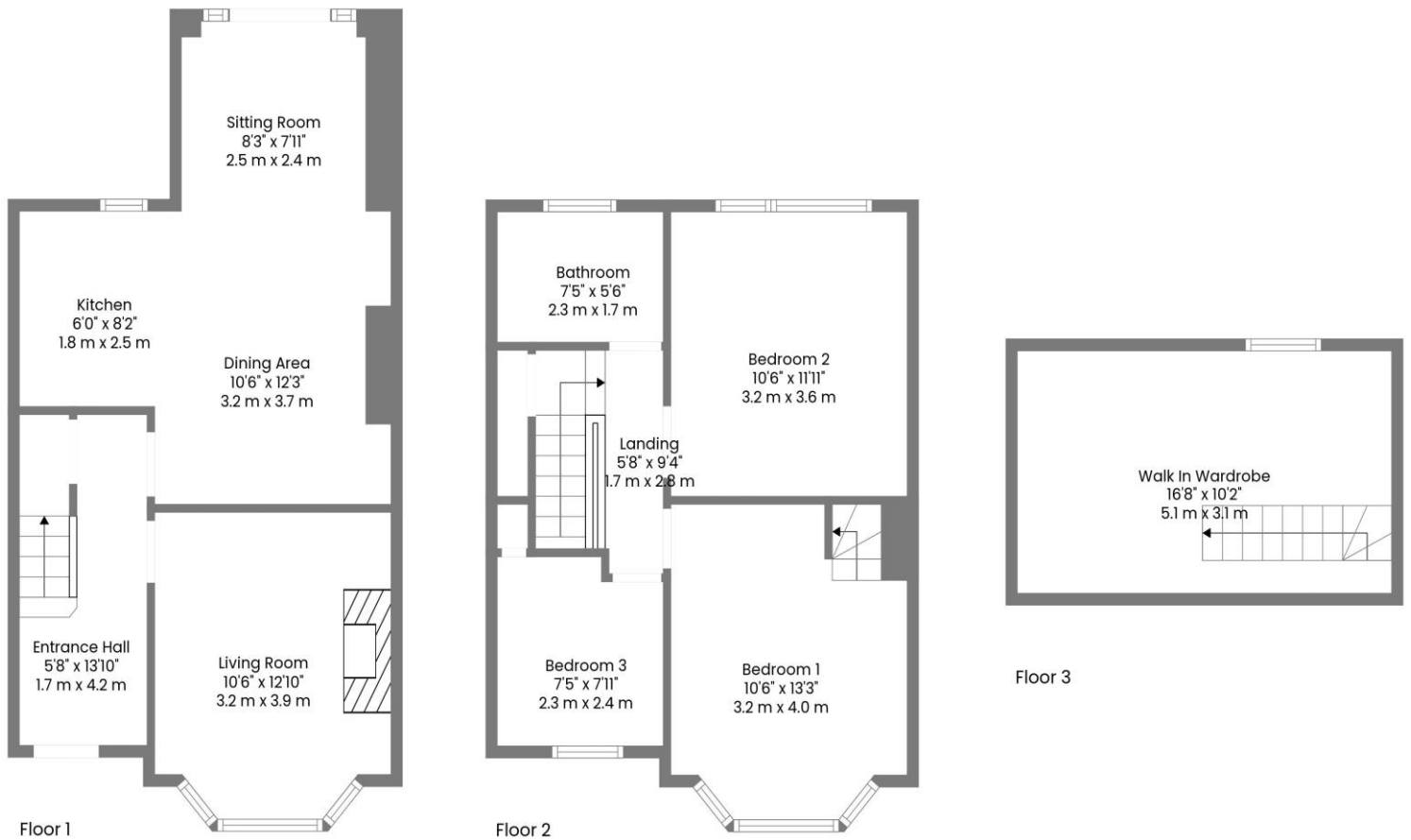
## **Description**

This stunning three bedroom terrace home, enjoying a prime location on Willingdon Road in the sought-after suburb of Childwall, L16, is proudly presented to the sales market by appointed agents Move Residential. Having been substantially extended, the property offers generous and versatile living proportions which have been thoughtfully designed to meet the needs of modern living. Showcasing immaculately presented interiors throughout, this promises to make an enviable future home for a very lucky family. An inviting entrance hall greets you into the property, boasting attractive parquet style flooring which continues through to the spacious family lounge, awash with natural light courtesy of bay window. Finished in a tasteful neutral décor, this presents the perfect space to relax and unwind which exudes both a warm and stylish ambiance. At the heart of the home is a sensational open plan kitchen dining and living space, which is certain to impress even the most discerning of buyers. Evidently finished to high specifications, the kitchen is complete with a range of sophisticated fitted base and wall units, complementary worktops, and a selection of integrated appliances, along with a spectacular centre island which incorporates a breakfast bar, providing the ideal spot for more casual dining. With ample room to accommodate a sitting/dining area to the rear of the space which enjoys elegant wall panelling and a set of French doors out to the garden, this provides the ultimate social setting for enjoying family mealtimes and entertaining guests. The exceptional quality continues up to the first floor, where you will discover two generously sized double bedrooms and a well-proportioned single room, each impeccably presented featuring plush carpeting throughout. The master bedroom enjoys direct access up into the loft which has been converted into a fabulous walk-in wardrobe, complete with skylights illuminating the space in daylight. 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 landscaped rear garden which offers a fantastic outdoor space for the whole household to enjoy, consisting of a low maintenance artificial lawn surrounded by decorative pebble borders, and a smartly flagged patio area presenting a serene setting for enjoying al-fresco dining and entertaining. 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 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 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: 1033 sq. ft, 96 m2**

FLOOR 1: 472 sq. ft, 44 m2, FLOOR 2: 435 sq. ft, 40 m2, FLOOR 3: 126 sq. ft, 12 m2

EXCLUDED AREAS: LOW CEILING: 44 sq. ft, 4 m2

WALLS: 119 sq. ft, 10 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.



## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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.