



Rudston Road, Childwall, Liverpool, L16 4PH

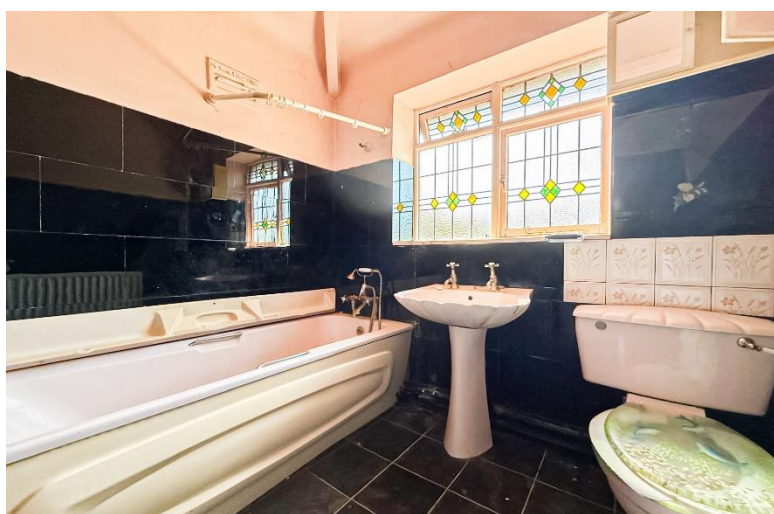
- Promising Three Bedroom Detached Property
- Presents An Exciting Renovation Opportunity
- Well-Proportioned Dining Room & Kitchen
- Sizable Three-Piece Family Bathroom Suite
- Prime Location In Desirable Area Of Childwall
- Entrance Hall & Bay-Fronted Reception Room
- Two Double Bedrooms & Large Single Room
- Garden, Off-Road Parking & Double Garage



£300,000









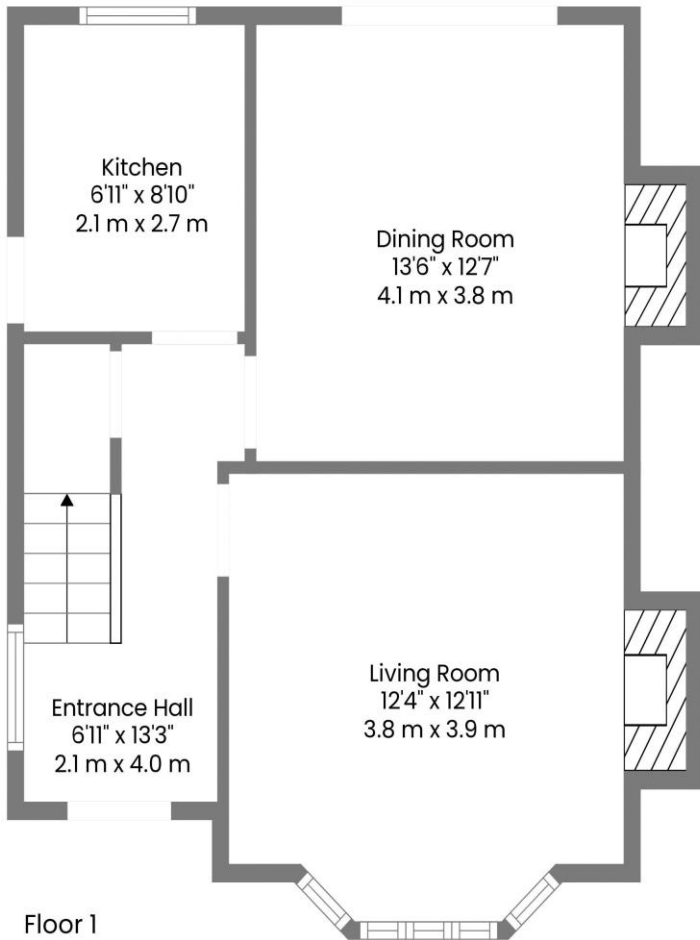
Description

Enviably located on Rudston Road in the highly sought-after suburb of Childwall, L16, is this promising three bedroom detached home, presented to the sales market courtesy of appointed agents Move Residential. Presenting an exciting renovation opportunity, this property boasts generous living proportions which are practically bursting with potential throughout, ready and waiting to be purchased by a lucky buyer who will put their own stamp on it. An entrance hall greets you into the property, leading through to a spacious family lounge which boasts characterful exposed beams, an eye-catching fireplace, and a bay-window flooding the space with natural light. This is followed by a substantial dining room which also enjoys a feature fireplace, as well as a set of sliding doors to the rear which provide views and access into the garden, and concluding the ground floor is a kitchen. The first floor is home to two generously sized double bedrooms along with a large single room, accompanied by a three-piece family bathroom suite. Externally, the property further benefits from a sizable rear garden, a driveway providing off-road parking, and a double garage offering additional storage space. A viewing is highly recommended to appreciate the scope that this property has to offer, presenting an opportunity not to be missed for those looking for a project.

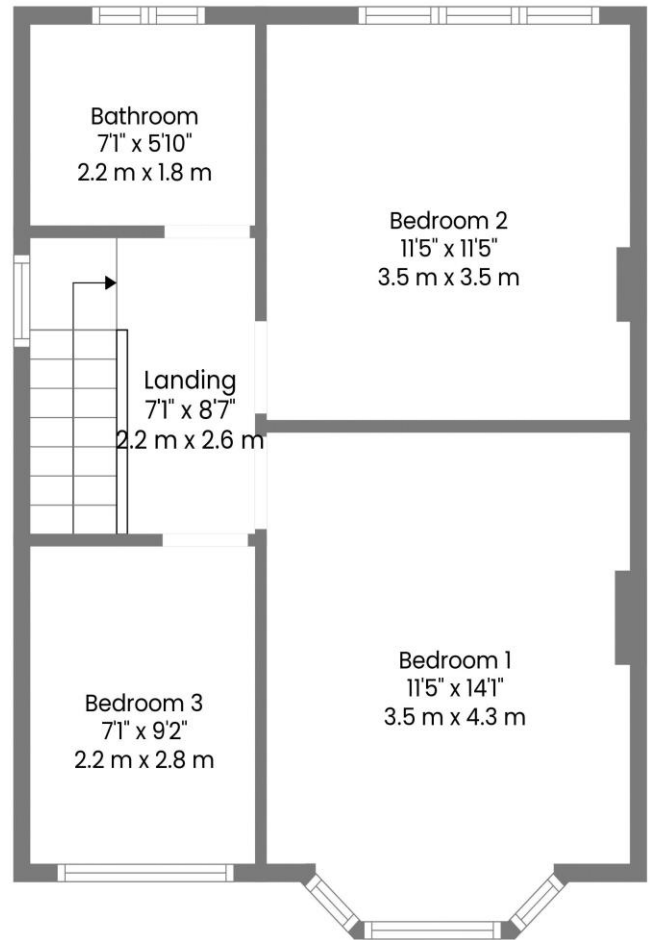
Location

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, Rudston Road Primary and Christ the King Primary, along with the King David Schools and Childwall Sports College, and 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



Floor 1



Floor 2

TOTAL: 923 sq. ft, 86 m2

FLOOR 1: 458 sq. ft, 43 m2, FLOOR 2: 465 sq. ft, 43 m2

EXCLUDED AREAS: FIREPLACE: 21 sq. ft, 2 m2

WALLS: 85 sq. ft, 7 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		82 B
69-80	C		
55-68	D	63 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.