



Babbacombe Road, Childwall, Liverpool, L16 9JN

- Exceptional Three Bedroom Semi Detached Residence
- Expansive Proportions Finished To High Specifications
- Striking Open Plan Kitchen Diner, Utility Room & WC
- Ensuite To The Master & Deluxe Family Shower Room
- Envious Location In Sought-After Suburb Of Childwall
- Entrance Hall, Two Reception Rooms & Conservatory
- Three Spacious & Immaculately Presented Bedrooms
- Meticulously Maintained Garden & Off-Road Parking



£595,000









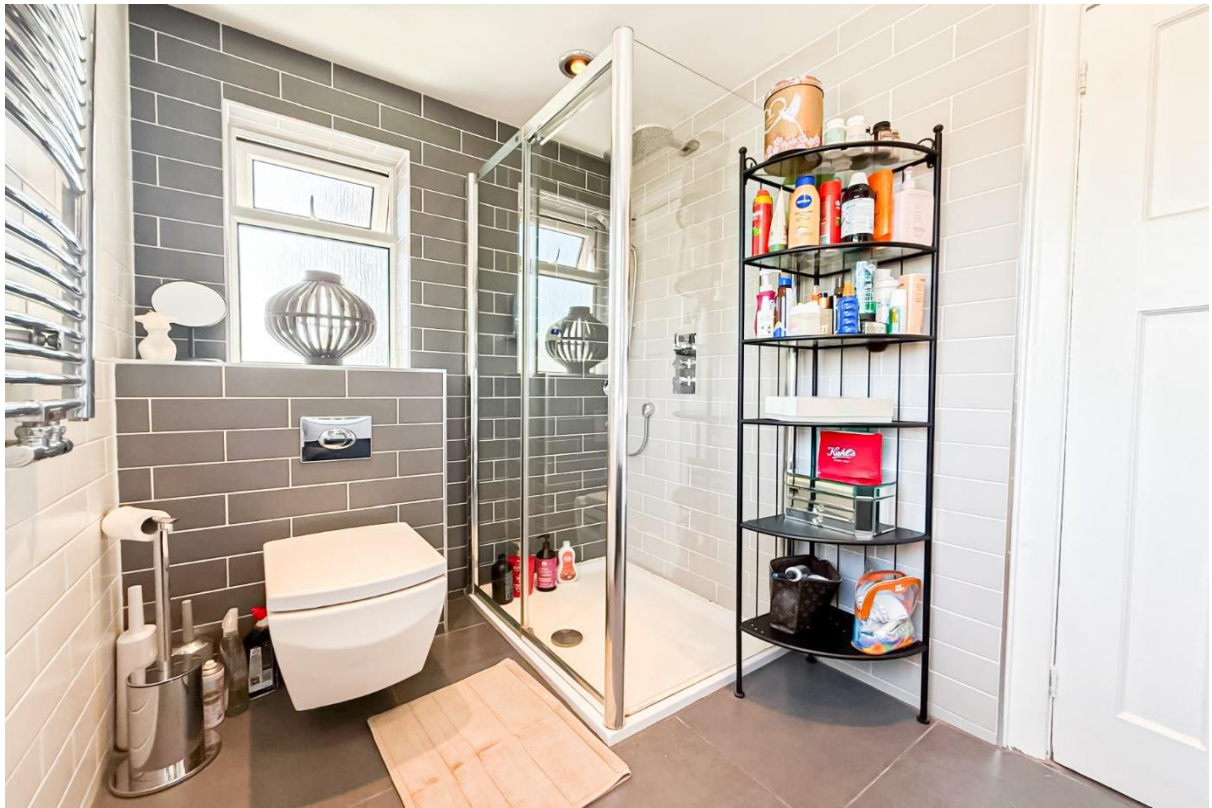
















Description

Standing proudly on Babbacombe Road in the sought-after suburb of Childwall, L16, is this exceptional three bedroom semi detached residence, proudly presented to the sales market courtesy of appointed agents Move Residential. The property boasts an imposing frontage and offers generous and versatile living proportions, which have been thoughtfully designed to meet the needs of modern living. Showcasing immaculate interiors finished to the most exemplary specifications throughout, this promises to make a truly enviable forever home for an extremely lucky family. Upon entering the residence, you are greeted by an elegant entrance hall which makes a striking first impression, setting a precedent for the accommodation to follow. From here you are led into a spacious family lounge which enjoys a bay-window flooding the room with natural light. Finished in a tasteful décor featuring chic wall panelling and a feature fireplace, this presents a refined space to entertain guests which exudes both a warm and stylish ambiance. This is followed by a second substantial and impeccably presented reception room, offering a welcoming space to relax and unwind, providing access into a meticulously maintained conservatory which offers a delightful alternative sitting area or office space where views of the garden can be enjoyed. At the heart of the home is a spectacular open plan kitchen diner which is certain to impress even the most discerning of buyers, boasting bifold doors to the rear which provide seamless access into the garden, and an atrium roof illuminating the space in daylight. The kitchen is complete with a range of sleek fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. There is a magnificent centre island incorporating a breakfast bar which offers the ideal spot for more casual dining, and with ample room to accommodate a formal dining table, this presents the ultimate setting for sociable living, perfectly suited to enjoying family mealtimes and hosting on a grander scale. Concluding the extensive ground floor is a well-equipped utility room and convenient WC. The exceptional quality continues up to the first floor where you will discover three generously proportioned and beautifully presented bedrooms, each receiving an abundance of natural light, with the two principal bedrooms further boasting attractive fitted wardrobes and bay windows. The master room enjoys the added luxury of a deluxe ensuite bathroom, and adding the finishing touch to the interior of this outstanding residence is a contemporary style family shower room. Externally, the property is further enhanced by an expansive and meticulously maintained rear garden which provides an outdoor oasis for the whole household to enjoy. A vast neatly manicured lawn offers plenty of room for recreational activities, whilst raised patio areas present serene spots for 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, 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.

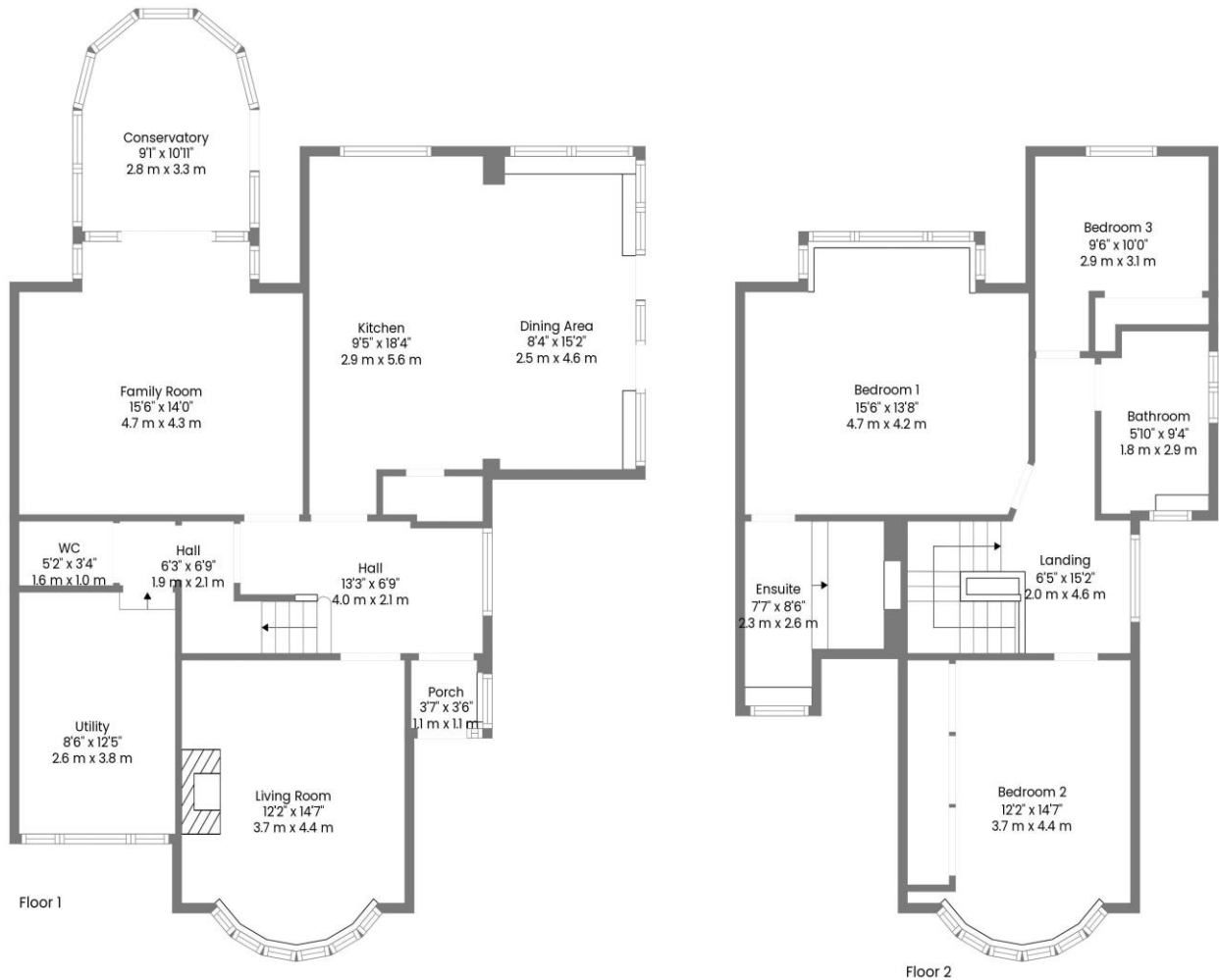
EPC Summary

Awaiting Image.

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

Floor Plan



TOTAL: 1749 sq. ft, 163 m2

FLOOR 1: 1043 sq. ft, 97 m2, FLOOR 2: 706 sq. ft, 66 m2

EXCLUDED AREAS: PORCH: 14 sq. ft, 1 m2

WALLS: 157 sq. ft, 14 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.