



Sulgrave Close, Childwall, Liverpool, L16 6AD

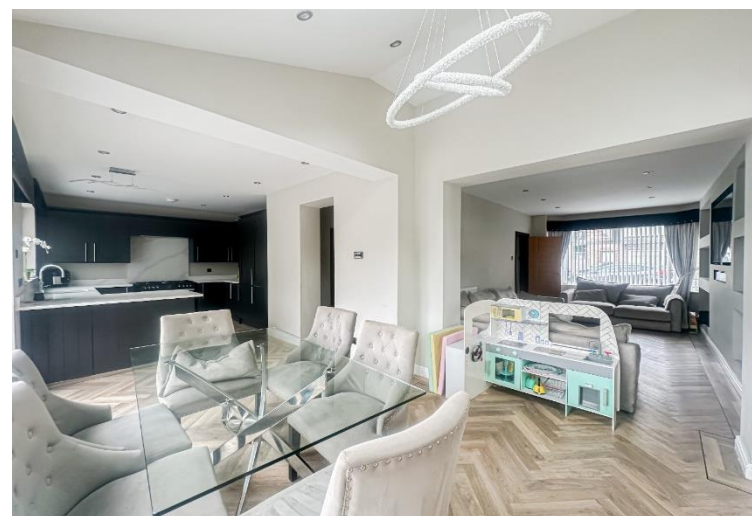
- Fabulous Five Bedroom Semi Detached Property
- Generously Proportioned & Impeccably Finished
- Stunning Open Plan Kitchen Diner, Utility & WC
- Luxurious Three-Piece Family Bathroom Suite
- Located In The Sought-After Suburb Of Childwall
- Welcoming Sitting Room & Stylish Family Lounge
- Four Double Bedrooms & Single Room / Office
- Expansive Garden To Rear & Off-Road Parking

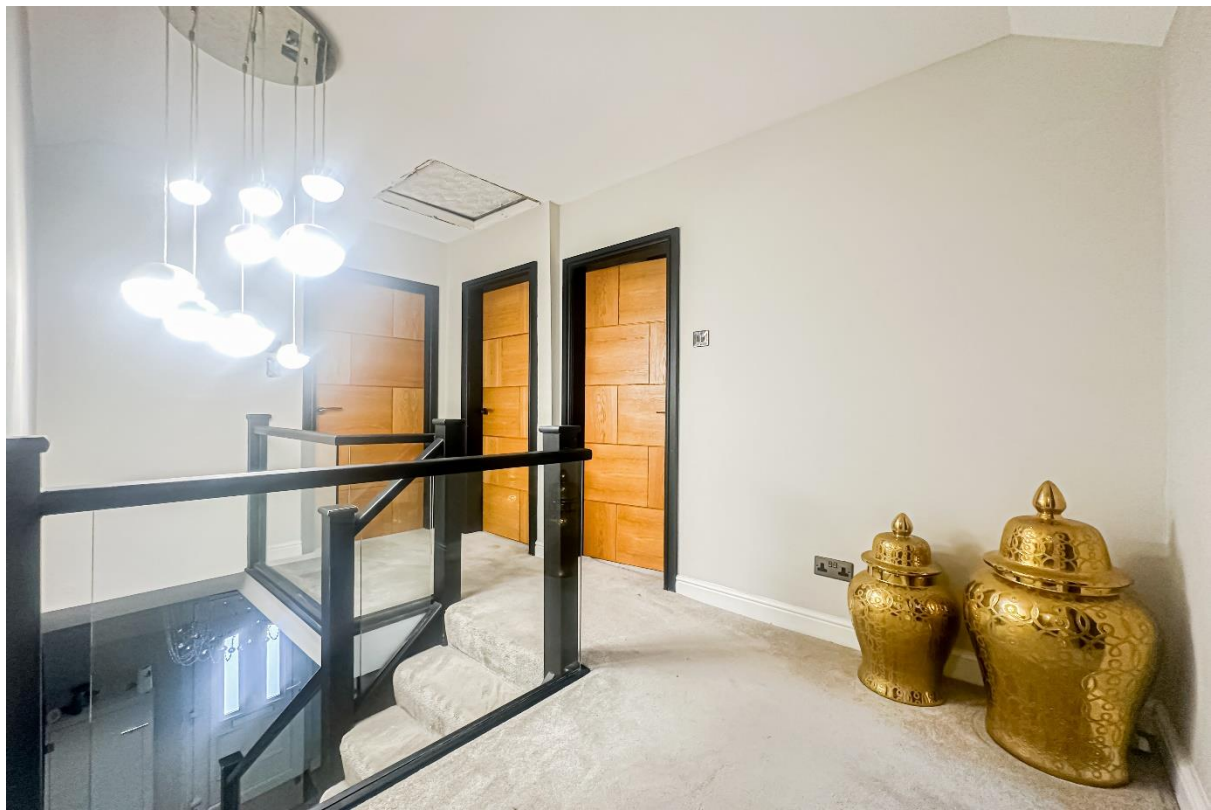
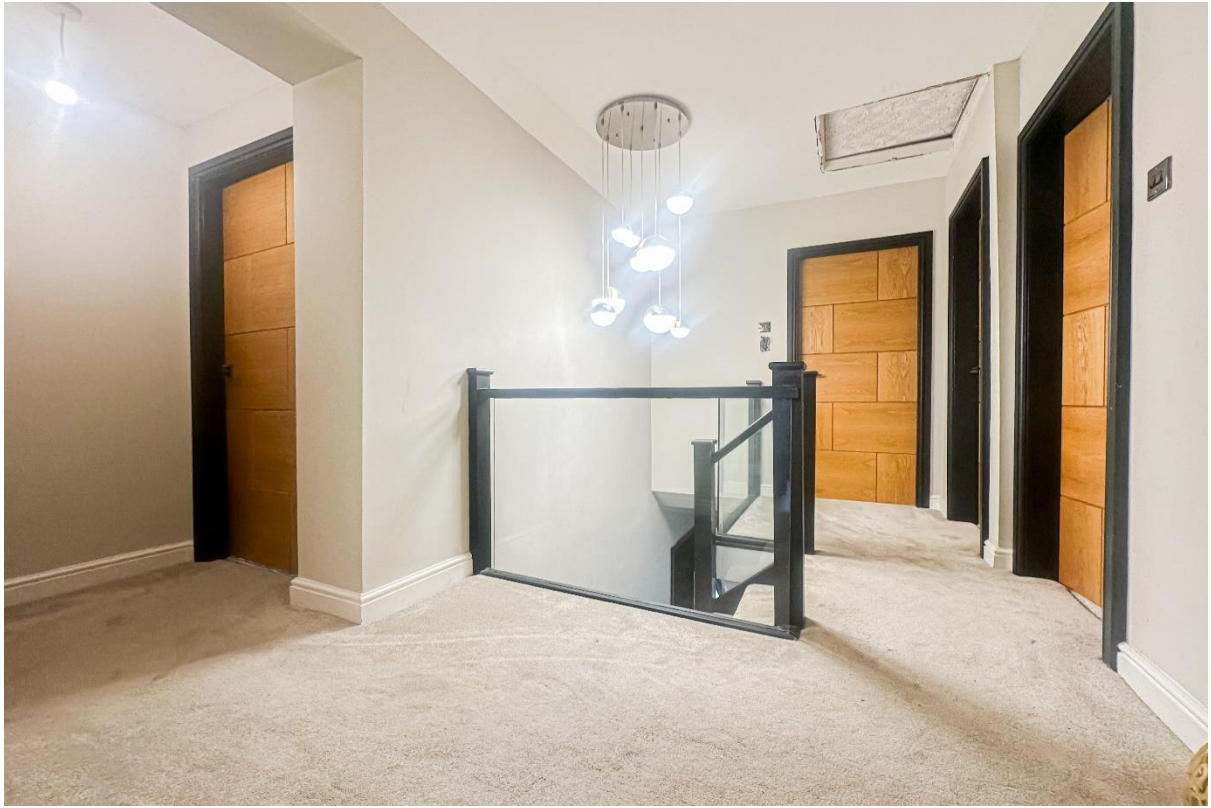


£450,000















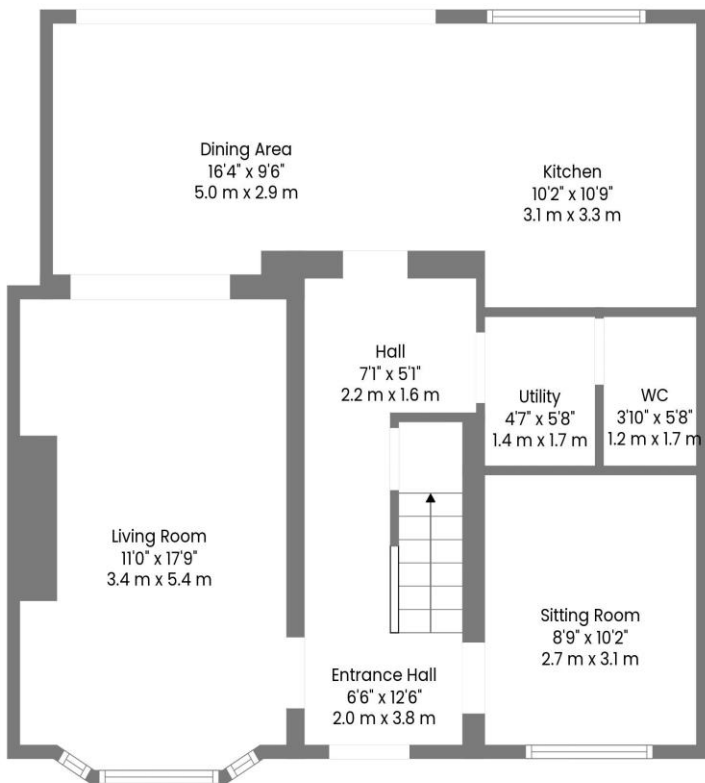
Description

Move Residential are proud to present to the sales market this fabulous five bedroom semi detached property, enjoying a prime location on Sulgrave Close in the highly sought-after suburb of Childwall, L16. The property boasts an attractive frontage exuding kerb appeal and showcases immaculately presented interiors throughout, presenting an opportunity not to be missed for growing families looking for generous proportions and a functional layout within one of South Liverpool's most desirable areas. You are greeted into the property by an inviting entrance hall which leads through to a welcoming sitting room to the right. Enjoying a tasteful neutral décor and plush carpeting, this provides a welcoming space to relax and unwind. To the right is a spacious and impeccably presented reception room which boasts attractive parquet style flooring and an eye-catching media wall, presenting a stylish setting to entertain guests. This flows seamlessly into a stunning open plan kitchen diner which is certain to impress, featuring bi-fold doors providing views and seamless access into to the garden, and skylights above illuminating the space in daylight. The kitchen is complete with a range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. With ample room to accommodate a substantial dining table, this presents the ultimate social space for entertaining and enjoying family mealtimes. Concluding the extensive ground floor is a utility room and convenient WC. The high quality continues up to the first floor which is home to four generously sized double bedrooms along with a single room/study, each finished to an excellent standard and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a luxurious three-piece family bathroom suite featuring a spectacular free-standing bathtub, offering a spa-like experience. Externally, the property further benefits from an expansive rear garden which provides a fantastic outdoor space for the whole household to enjoy. A neatly maintained lawn offers plenty of room for recreational activities, whilst a smartly flagged patio area presents a serene spot for al-fresco dining and entertaining. To the front, a sizable driveway provides ample off-road parking.

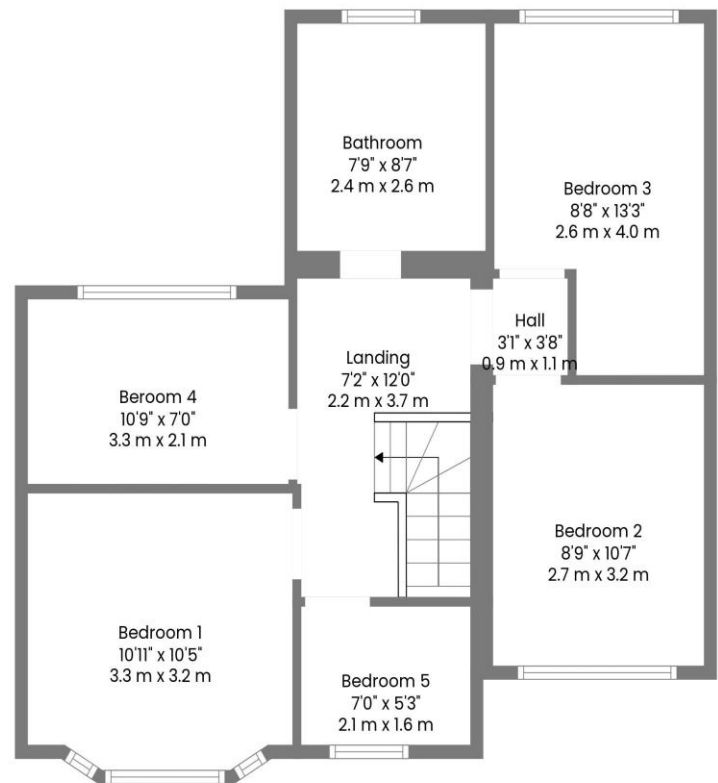
Location

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 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: 1373 sq. ft, 128 m2

FLOOR 1: 752 sq. ft, 70 m2, FLOOR 2: 621 sq. ft, 58 m2

WALLS: 111 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	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.