



## Paignton Road, Childwall, Liverpool L16 4PW

- Stunning Four Bedroom Extended Semi Detached Property
- Generously Proportioned & Impeccably Finished Throughout
- Impressive Open Plan Kitchen/Dining/Living Space & Utility
- Deluxe Contemporary Style Three-Piece Family Bathroom
- Envious Location In The Sought-After Suburb Of Childwall
- Entrance Hall, Welcoming Family Lounge & Study/Playroom
- Four Well-Proportioned & Beautifully Presented Bedrooms
- Well-Maintained Garden To The Rear & Off-Road Parking



Offers Over £425,000







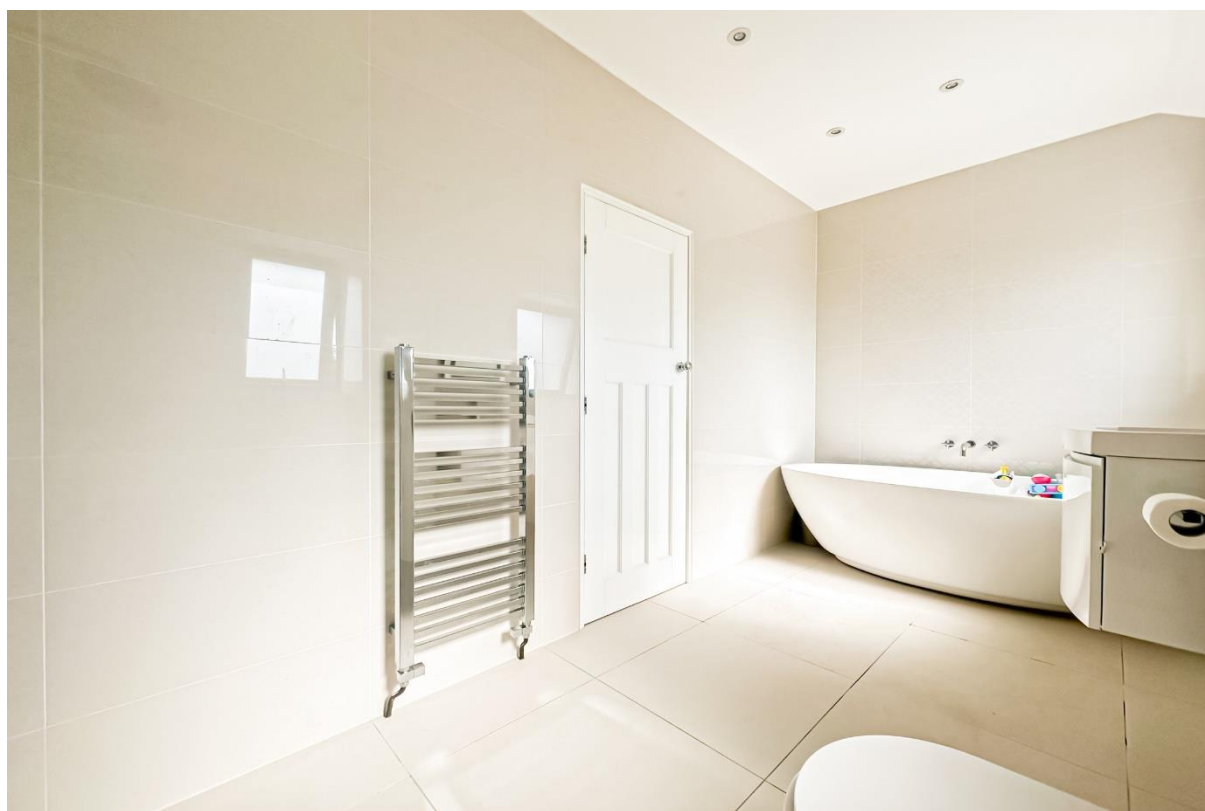


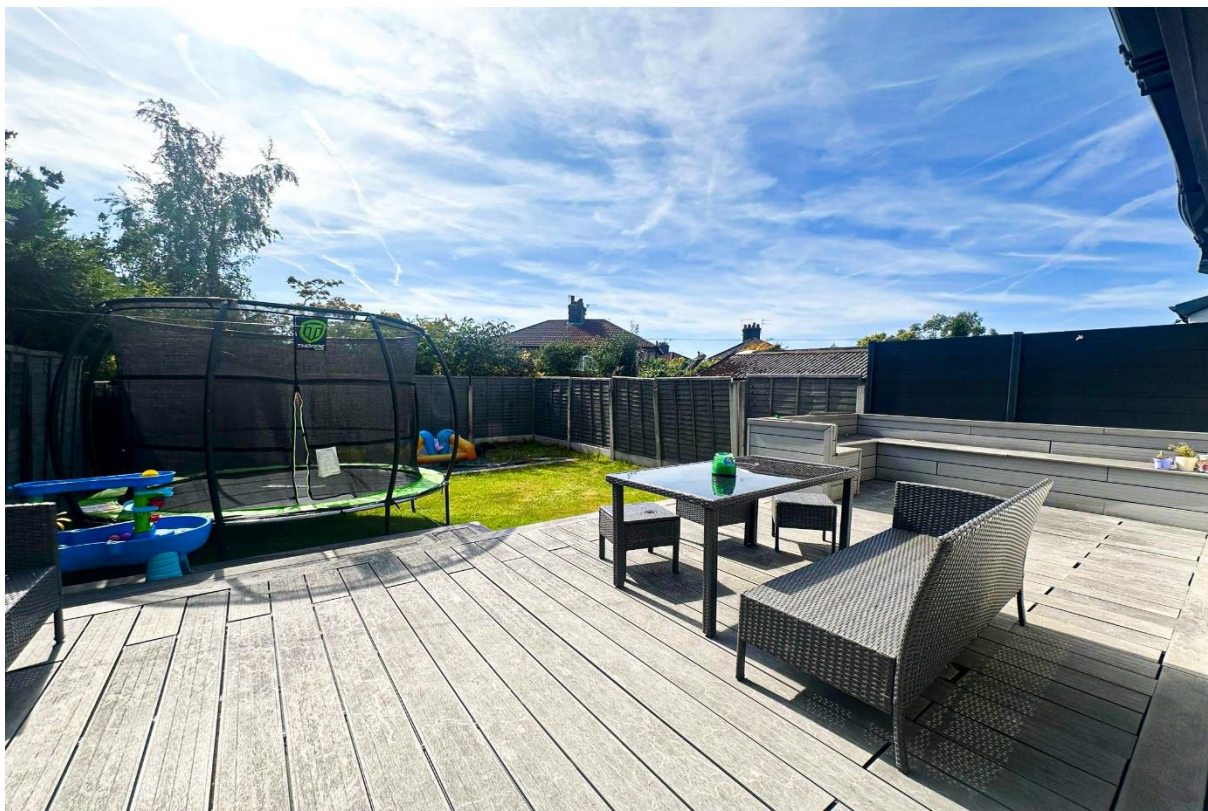














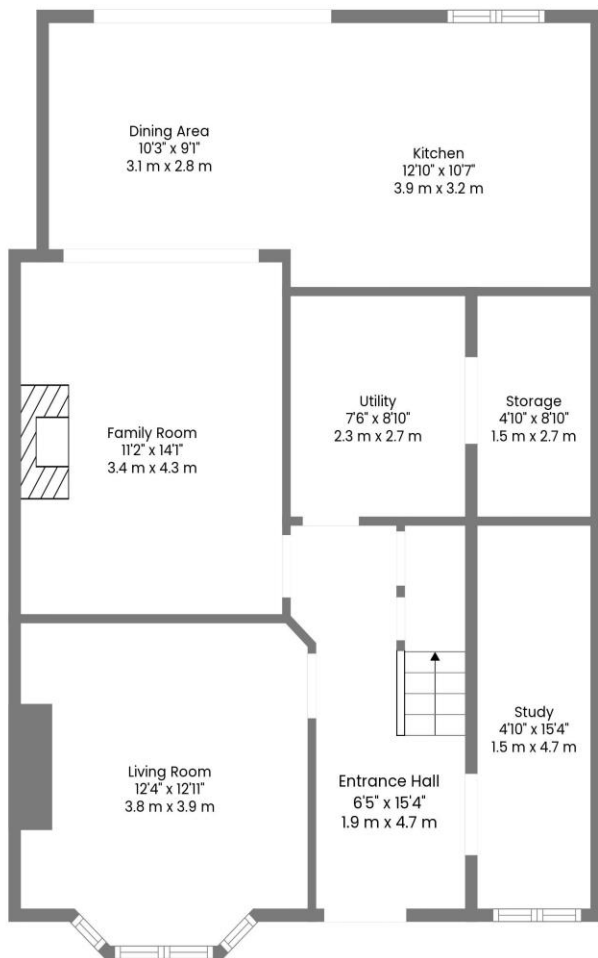
## **Description**

Proudly presented to the sales market by appointed agents Move Residential is this truly stunning four bedroom semi detached extended home, enjoying a prime location in the highly sought-after suburb of Childwall, L16. The property boasts an attractive modern frontage and offers generous and immaculately presented living proportions throughout, promising to make an enviable future home for a very lucky family. An inviting entrance hall greets you into the property, leading through to a spacious and beautifully presented family lounge, awash with natural light courtesy of a bay window. Finished in a tasteful décor which complements the attractive parquet style flooring, this presents a stylish and welcoming space to relax and unwind. Following this is a second impeccably finished reception room, which flows seamlessly into the kitchen diner, presenting a fabulous open plan kitchen dining and living space, perfectly suited for both enjoying family mealtimes and entertaining guests. The kitchen has evidently been designed to high specifications, complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. This space offers ample room to accommodate a dining table, and further benefits from bifold doors offering seamless access into the rear garden, and skylights illuminating the room in daylight. The extension to the side accommodates a study/playroom featuring chic wall panelling, and concluding the extensive ground floor is a well-equipped utility room. The property continues to impress as you ascend to the first floor, where you will discover four well-proportioned bedrooms, each finished to an exemplary standard featuring plush carpeting throughout and receiving an abundance of natural light. Accompanying the sleeping accommodation and adding the finishing touch to this sensational home is a luxurious three-piece family bathroom suite boasting a spectacular free-standing bathtub. Externally, the residence further benefits from sizable rear garden which provides a delightful outdoor space for the whole household to enjoy. A well-maintained lawn offers plenty of room for recreational activities, whilst a raised decking area presents a charming spot for al-fresco dining and entertaining. To the front, a substantial driveway provides ample off-road parking.

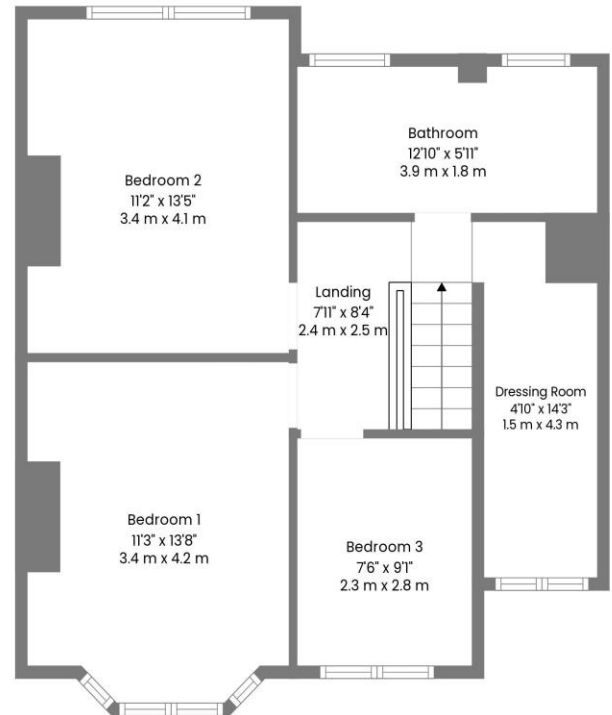
## **Location**

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 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



Floor 1



Floor 2

**TOTAL: 1418 sq. ft, 131 m2**

FLOOR 1: 821 sq. ft, 76 m2, FLOOR 2: 597 sq. ft, 55 m2

EXCLUDED AREAS: STORAGE: 43 sq. ft, 4 m2

WALLS: 113 sq. ft, 11 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		83 B
69-80	C		
55-68	D		
39-54	E	40 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.