



Thornton Road, Childwall, Liverpool, L16 2LP

- Fantastic Three Bedroom Semi Detached Home
- Generously Proportioned & Impeccably Finished
- Charming Dining Room, Fitted Kitchen & Utility
- Contemporary Style Three-Piece Bathroom Suite
- Prime Location In Desirable Suburb Of Childwall
- Entrance Hall & Welcoming Bay-Fronted Lounge
- Two Spacious Double Bedrooms & Large Single
- Delightful Garden, Off-Road Parking & Garage



Offers Over £325,000















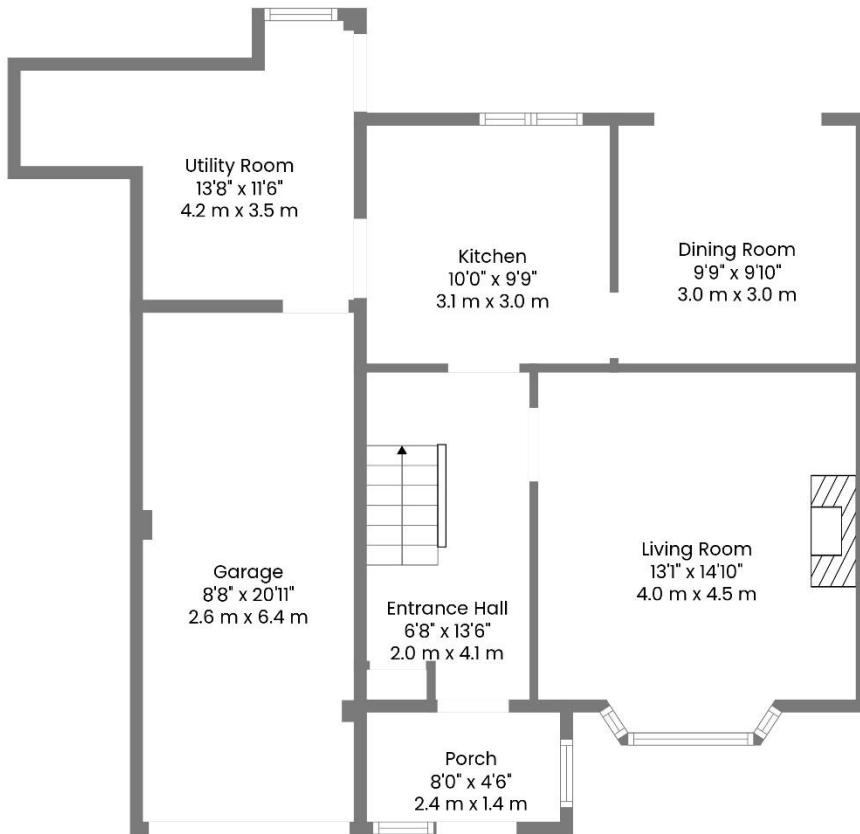
Description

Enjoying a prime location on Thornton Road in the highly sought-after suburb of Childwall, L16, is this fantastic three bedroom semi detached home, proudly presented to the sales market by appointed agents Move Residential. Showcasing generously proportioned and beautifully presented accommodation throughout, this promises to make a wonderful future home for a growing family. An inviting entrance hall greets you into the property, leading through to a spacious family lounge which is flooded with natural light courtesy of a bay window. Impeccably finished in a tasteful décor featuring attractive wood style flooring and an eye-catching fireplace, this presents a welcoming and stylish space to relax and entertain guests. Following this is an immaculately presented dining room enjoying sliding doors which provide views and access out to the rear garden, offering a charming setting for enjoying family mealtimes. Continuing through you will find a sizable kitchen complete with a range of fitted base and wall units, and plentiful worktop space, which provides access into a well-equipped utility room. Ascending up to the first floor, you will discover two well-proportioned double bedrooms and a large single room, each finished to a high standard and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to this fabulous home is a deluxe three-piece family bathroom suite. Externally, the property is enhanced by a substantial rear garden which has been smartly flagged to provide the ultimate outdoor entertaining space, complete with a pergola. Backing onto Court Hey Park, the garden further benefits from not being overlooked, and enjoys direct access into the park. To the front, a driveway accommodates off-road parking, and an integral garage offers additional storage space.

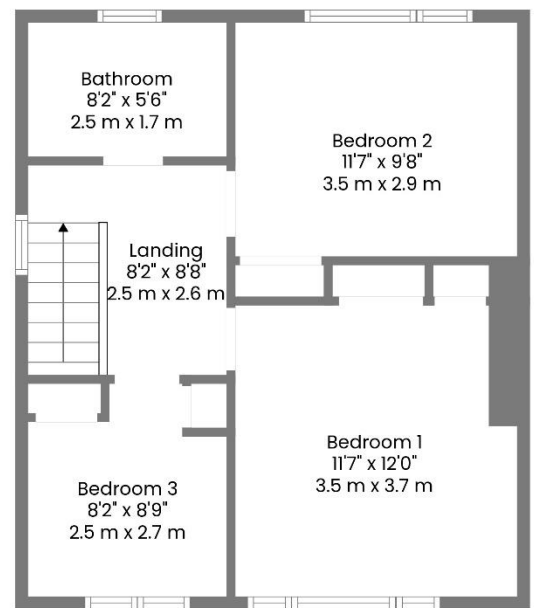
Location

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: 1075 sq. ft, 100 m2

FLOOR 1: 600 sq. ft, 56 m2, FLOOR 2: 475 sq. ft, 44 m2

EXCLUDED AREAS: PORCH: 36 sq. ft, 3 m2, GARAGE: 182 sq. ft, 17 m2

WALLS: 128 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		
69-80	C		78 C
55-68	D	58 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.