



Eldred Road, Childwall, Liverpool, L16 8PA

- Stunning Three Bedroom Semi Detached Residence
- Generously Proportioned & Immaculately Presented
- Extended Kitchen Diner Designed To High Standard
- Deluxe Contemporary Style Family Bathroom Suite
- Prime Location In Sought-After Suburb Of Childwall
- Entrance Hall & Beautifully Finished Family Lounge
- Three Spacious & Impeccably Presented Bedrooms
- Well-Maintained Rear Garden & Off-Road Parking



Offers in Excess of £400,000

















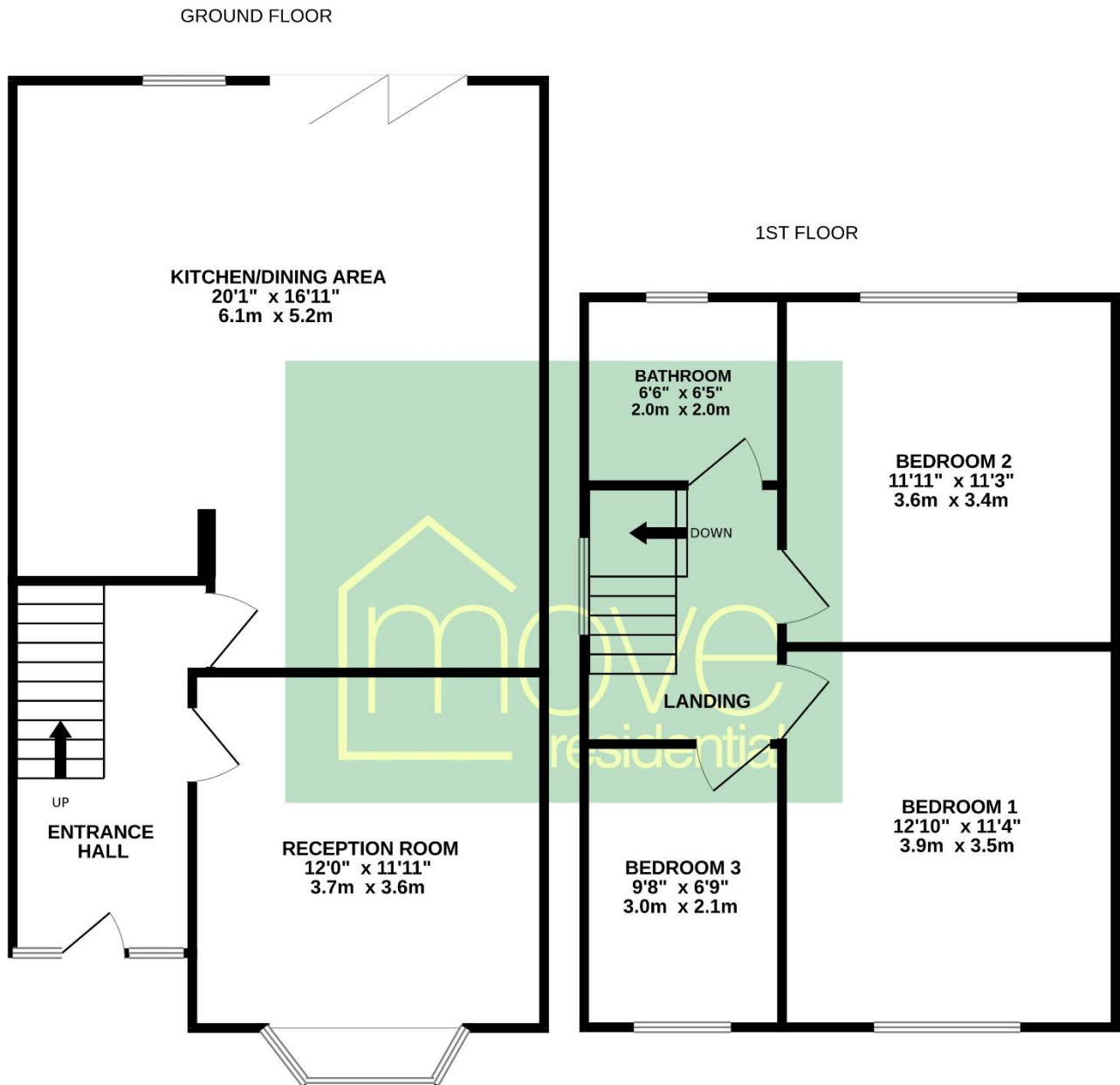
Description

Enjoying a prime position on Eldred Road in the highly desirable suburb of Childwall, L16, is this truly stunning three bedroom semi detached home, proudly presented to the sales market by appointed agents Move Residential. The property boasts an attractive modern frontage which exudes curb appeal and has been extended to offer expansive and versatile living proportions, thoughtfully designed to meet the needs of modern living. Showcasing immaculately presented interiors throughout, this promises 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 family lounge, awash with natural light courtesy of a bay window. Finished in a tasteful décor featuring plush carpeting, this presents a welcoming and stylish setting to relax and unwind. At the heart of the home is a sensational open plan extended kitchen diner which has evidently been finished to high specifications throughout, enjoying a set of bi-fold doors providing seamless access out to the rear garden, and skylights above illuminating the room in daylight. The kitchen is complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space, and an eye-catching Belfast sink. A spectacular centre island incorporates a breakfast bar, offering the ideal spot for more casual dining, and with ample room to accommodate a formal dining table, this presents the ultimate social setting, perfectly suited for enjoying family mealtimes and entertaining on a larger scale. The property continues to impress as you ascend to the first floor, where you will discover three well-proportioned bedrooms, each finished to an impeccable standard and receiving plenty of natural light. Accompanying the sleeping accommodation and adding the finishing touch to this wonderful home is a deluxe three-piece family bathroom suite boasting a luxurious corner bathtub. Externally, the residence further benefits from a delightful rear garden consisting of a neatly maintained lawn and a smartly flagged raised patio area, presenting a charming spot for enjoying al-fresco dining during the warmer months. 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	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.