



## Childwall Valley Road, Childwall, Liverpool, L16 4PD

- Magnificent Three Bedroom Semi Detached Residence
- Generously Proportioned & Immaculately Presented
- Study/Playroom, Utility & Downstairs Shower Room
- Deluxe Contemporary Four-Piece Family Bathroom
- Envious Location In Sought-After Suburb Of Childwall
- Elegant Hall & Open Plan Kitchen/Dining/Living Area
- Three Substantial & Beautifully Finished Bedrooms
- Fantastic Garden & Driveway For Off-Road Parking



Offers in Excess of £470,000



























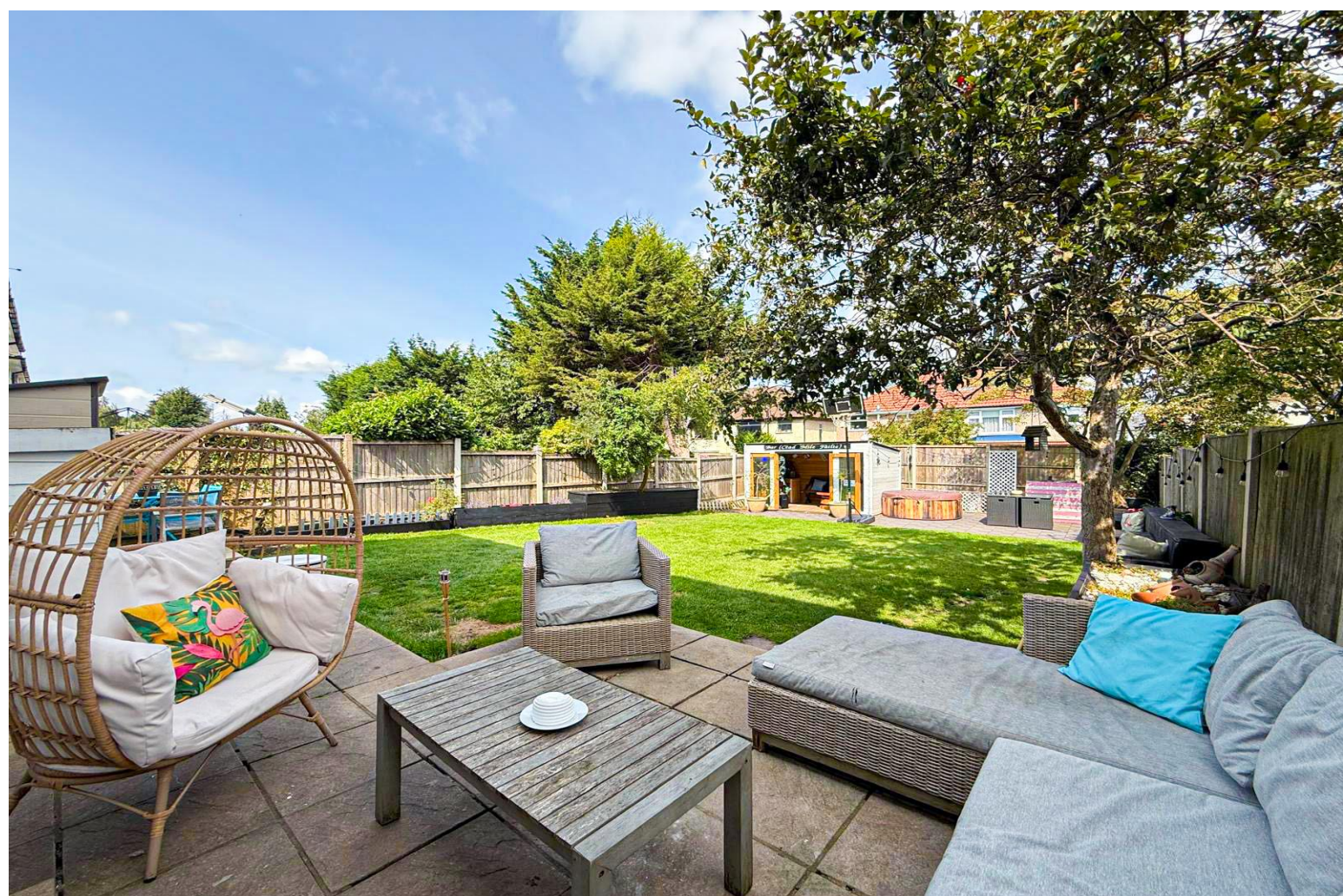


















## **Description**

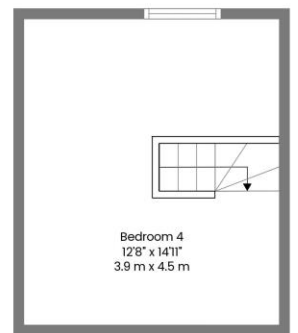
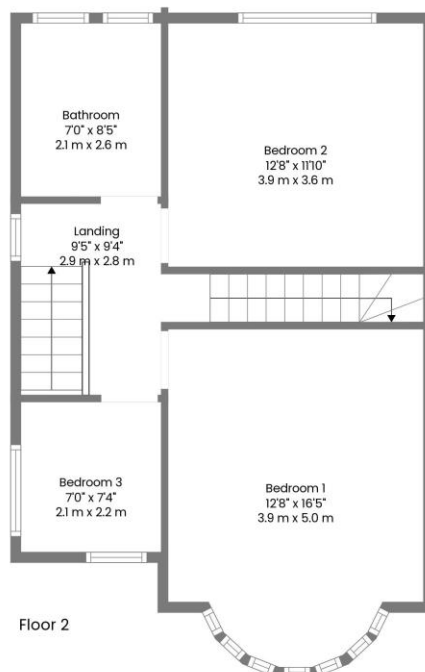
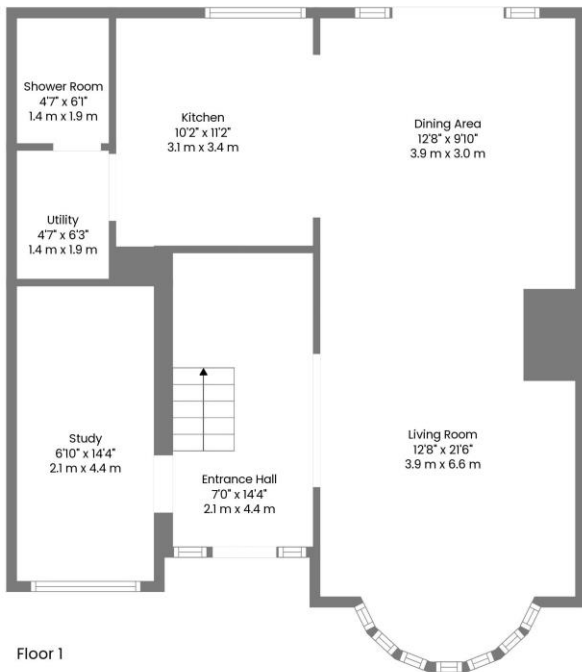
Standing proudly on Childwall Valley Road in the highly sought-after suburb of Childwall, L16, is this magnificent three bedroom semi detached residence, proudly presented to the sales market by appointed agents Move Residential. Boasting an imposing frontage, the property offers generous and immaculately presented living proportions throughout, promising to make an enviable future home for a very lucky family. A striking entrance hall greets you into the property, making a fabulous first impression and setting the tone for the accommodation to follow. The ground floor has been knocked through to create an impressive open plan kitchen dining and living space, which has been finished to an impeccable standard throughout, offering the ultimate setting for social living. The lounge area is awash with natural light courtesy of a bay window, and flows seamlessly into the dining space which enjoys French doors providing views and access out to the rear garden. The kitchen is complete with a range of stylish fitted base and wall units, a selection of sleek integrated appliances, and a centre island which incorporates a breakfast bar, offering the ideal spot for more casual dining. The kitchen provides access into a well-equipped utility room followed by a contemporary style shower room, and concluding the extensive ground floor is a garage conversion, perfect for use as a study or playroom. The high quality continues to the first floor where you will discover two substantial double bedrooms and a well-proportioned single room, each beautifully presented and receiving plenty of daylight, with the master bedroom further benefitting from a bay window and fitted wardrobes. Accompanying the sleeping accommodation is a deluxe four-piece family bathroom suite, featuring a luxurious claw-foot bathtub, and adding the finishing touch to the interior of this wonderful home is a spacious loft conversion which offers scope for a wide variety of uses. Externally, the property further benefits from a meticulously maintained rear garden which provides a fantastic outdoor space for the whole household to enjoy. A neatly manicured lawn offers plenty of room for recreational activities, whilst a patio area presents a serene spot for al-fresco dining. To the rear is an outbuilding, currently in use as a bar, which is certain to be at the centre of outdoor entertaining events. 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 the property is less than a 10 minute drive away from South Parkway 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 and Science Academy, as well as 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



**TOTAL: 1384 sq. ft, 129 m2**

FLOOR 1: 748 sq. ft, 69 m2, FLOOR 2: 565 sq. ft, 53 m2, FLOOR 3: 71 sq. ft, 7 m2

EXCLUDED AREAS: UTILITY: 29 sq. ft, 3 m2, LOW CEILING: 118 sq. ft, 11 m2

WALLS: 140 sq. ft, 13 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**

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.