



Woolton Road, Childwall, Liverpool, L16 8NA

- Magnificent Four Bedroom Detached Family Residence
- Generous & Immaculately Finished Living Proportions
- Modern Fitted Kitchen Diner, Utility & Downstairs WC
- Ensuite To Master & Four-Piece Family Bathroom Suite
- Envious Location In The Desirable Suburb Of Childwall
- Entrance Hall, Family Lounge & Elegant Dining Room
- Four Bright, Spacious & Beautifully Finished Bedrooms
- Expansive Garden To Rear, Off-Road Parking & Garage



Offers in Excess of £725,000





















Description

This magnificent four bedroom detached residence, standing proudly on Woolton Road in the highly sought-after suburb of Childwall, L16, is proudly showcased to the sales market by appointed agents Move Residential. Occupying a generous plot, the property boasts an imposing frontage and offers expansive living proportions finished to an impeccable standard throughout. This presents an opportunity not to be missed for families searching for their forever home in one of South Liverpool's most desirable areas. Upon entering the residence you are greeted by a spacious porch that leads to a grand reception hall, boasting attractive parquet flooring as well as access to a convenient WC. From here you are led into a spacious family lounge, awash with natural light courtesy of a walk-in bay window. Beautifully finished in a neutral décor featuring an eye-catching fireplace, this presents a welcoming space to relax and unwind. This is followed by an elegant dining room which also enjoys a feature fireplace, along with a set of french doors which provide views and access out to the garden, presenting a refined setting for entertaining guests. Continuing through you will find a modern kitchen diner complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. A breakfast bar provides the ideal spot for more casual dining, and with ample room to accommodate a sitting/dining area, this presents a delightful social space for cooking in company and enjoying family mealtimes. Concluding the extensive ground floor is a well-equipped useful utility room. The property continues to impress as you ascend to the first floor, where you will find four generously sized bedrooms, each immaculately presented and receiving an abundance of daylight, with the two primary bedrooms further benefitting from walk in bay windows. The master bedroom enjoys the added benefit of a three-piece ensuite bathroom, and the second bedroom also boasts a plumbed sink that could be utilised and converted to a further en-suite with the right alterations. Serving the remaining bedrooms is a modern four-piece family bathroom suite, and adding the finishing touch to the interior of this exceptional home is large loft that is ideal for storage. Externally, the property is further enhanced by a vast rear garden which provides the ultimate outdoor space for the whole household to enjoy, and benefits from not being overlooked. The huge neatly maintained lawn offers plentiful room for recreational activities, surrounded by mature trees which offer privacy and seclusion, whilst a paved patio area presents a serene spot for al-fresco dining and entertaining. To the front, and in and out driveway provides ample off-road parking and a detached 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 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 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.

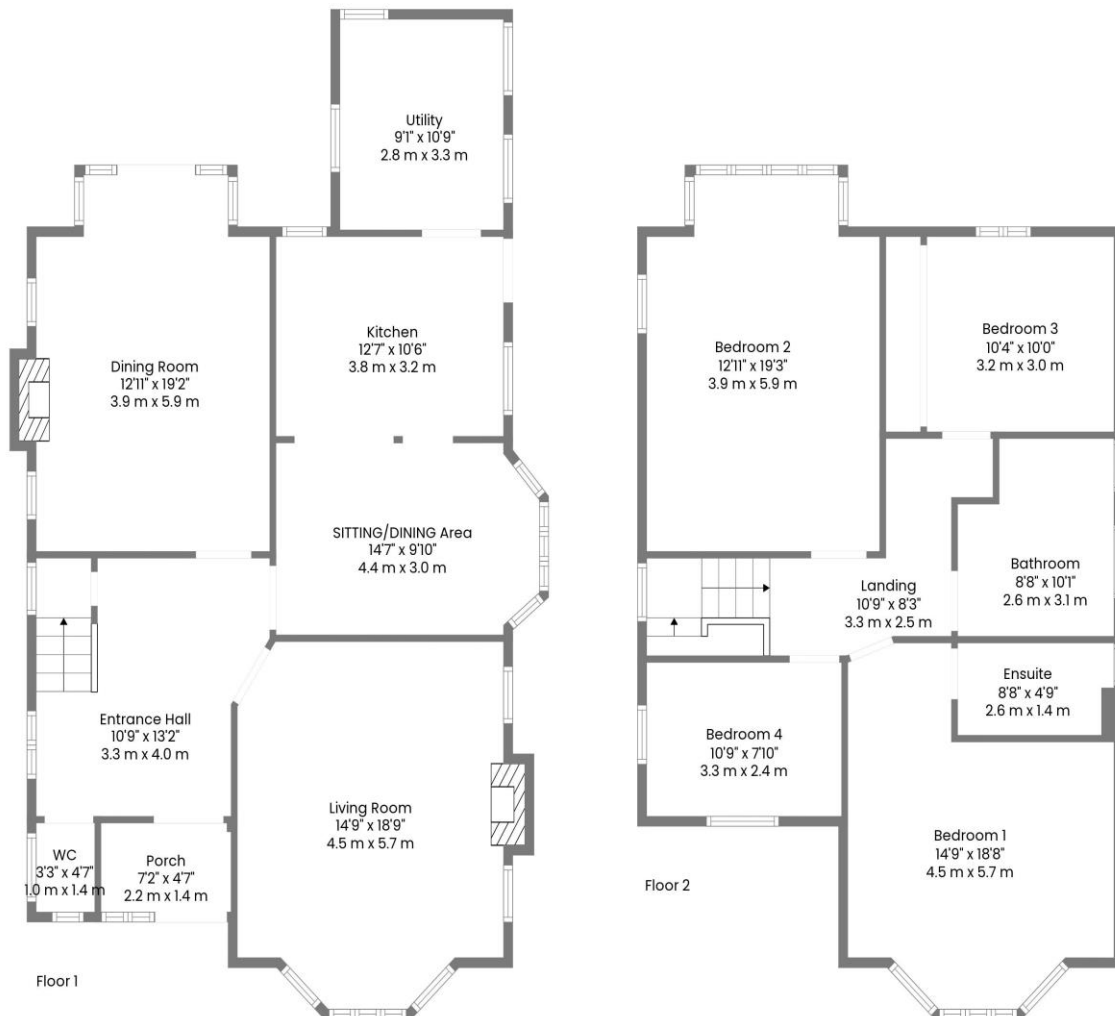
EPC Summary

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.

Floor Plan



TOTAL: 1873 sq. ft, 174 m²

FLOOR 1: 958 sq. ft, 89 m², FLOOR 2: 915 sq. ft, 85 m²

EXCLUDED AREAS: PORCH: 33 sq. ft, 3 m², UTILITY: 97 sq. ft, 9 m², FIREPLACE: 11 sq. ft, 1 m²

WALLS: 142 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.