



Dartington Road, Childwall, Liverpool, L16 6AT

- Impressive Three Bedroom Semi Detached Property
- Rare Find-Available For Sale With No Onward Chain
- Additional Reception Room & Fitted Kitchen Diner
- Generously Sized Four-Piece Family Bathroom Suite
- Prime Location In Sought-After Suburb Of Childwall
- Entrance Hall & Spacious Bay-Fronted Living Room
- Two Substantial Double Bedrooms & Large Single
- Landscaped Garden, Off-Road Parking & Garage



Offers in Excess of £350,000











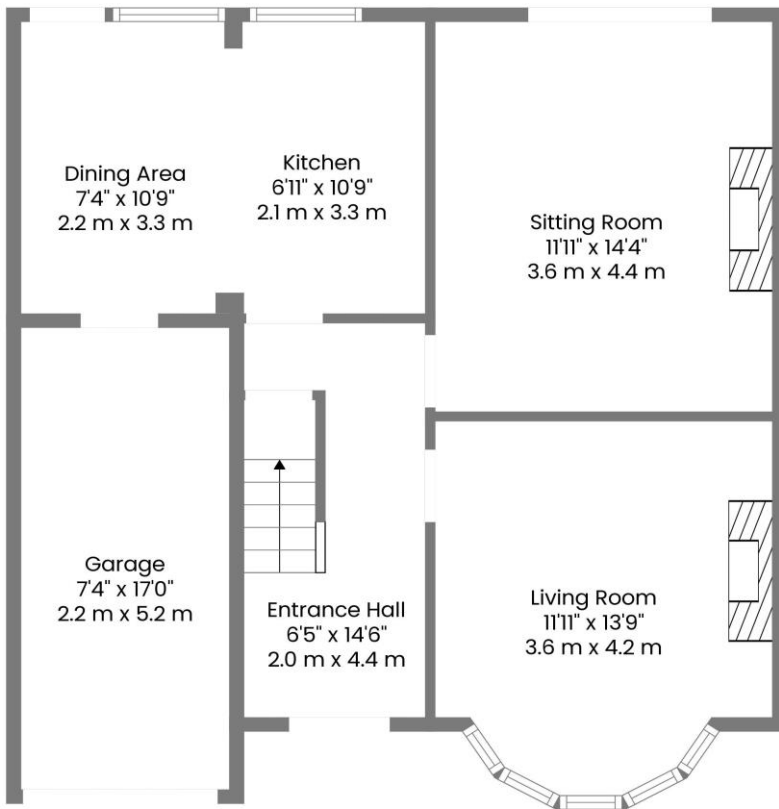
Description

Move Residential are delighted to present to the sales market this impressive three bedroom semi detached home, enjoying a prime location on Dartington Road in the highly sought-after suburb of Childwall, L16. Available with no onward chain, this property boasts generous and beautifully maintained living proportions which offer exciting scope for modernisation, presenting an opportunity not to be missed for those searching for a family home they can tailor to their own tastes, in one of South Liverpool's most desirable areas. You are greeted into the property by an inviting entrance hall, leading through to a spacious family lounge, awash with natural light courtesy of a bay window. Featuring attractive parquet style flooring and an ornate fireplace, this presents an elegant and welcoming space to relax and unwind. Following this is a substantial sitting room which also boasts a feature fireplace, as well as French doors providing access out to the rear, offering a tranquil setting to relax and unwind whilst enjoying views of the garden. Concluding the ground floor is a kitchen diner complete with a range of fitted base and wall units, plentiful worktop space and integrated appliances. With ample room to accommodate a dining table, this provides a social setting ideal for enjoying family mealtimes and cooking in company. Ascending to the first floor, you will discover two generously sized double bedrooms along with a well-proportioned single room, each well-presented and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a sizable four-piece family bathroom suite featuring a corner bathtub. Externally, the property is further enhanced by a vast landscaped garden to the rear which provides an outdoor oasis for the whole household to enjoy. A neatly maintained lawn offers plenty of room for recreational activities, whilst a smartly flagged patio area presents a serene setting for al-fresco dining and entertaining. To the front, a substantial driveway provides ample off-road parking and a garage offers additional storage space.

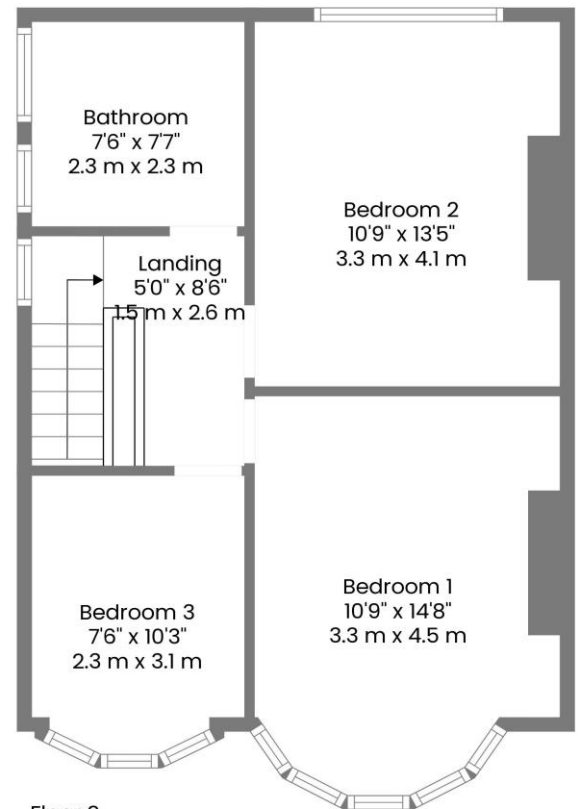
Location

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.

Floor Plan



Floor 1



Floor 2

TOTAL: 1082 sq. ft, 101 m2

FLOOR 1: 580 sq. ft, 54 m2, FLOOR 2: 502 sq. ft, 47 m2

EXCLUDED AREAS: GARAGE: 125 sq. ft, 12 m2

WALLS: 114 sq. ft, 10 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	62 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.