



## Okehampton Road, Childwall, Liverpool, L16 6AZ

- Three Bedroom Extended Semi Detached Home
- A Rare Find - Offered To The Market Chain Free
- Entrance Hall, Two Reception Rooms & Kitchen
- Contemporary Three-Piece Family Bathroom
- Located In Highly Desirable Suburb Of Childwall
- Generously Proportioned & Beautifully Finished
- Three Substantial & Well-Presented Bedrooms
- Impressive Garden To Rear & Off-Road Parking



£325,000



















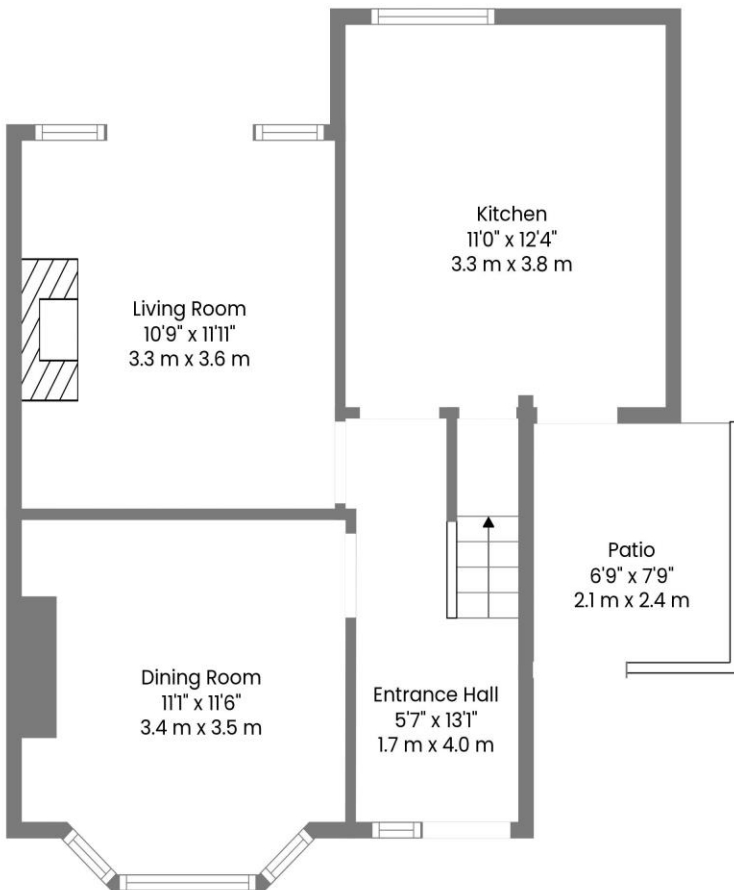
## **Description**

Enjoying a prime location on Okehampton Road in the highly sought-after suburb of Childwall, L16, is this beautifully presented three bedroom extended semi detached home. Offered for sale with no onward chain by appointed agents Move Residential, this property presents an opportunity not to be missed for those searching for a family home in one of South Liverpool's most desirable areas. An 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 neutral décor featuring attractive wood style flooring, this presents a delightful setting for enjoying family mealtimes and entertaining guests. This is followed by a second substantial and impeccably finished reception room, boasting a feature fireplace and a set of French doors to the rear, providing a tranquil setting to relax and unwind whilst enjoying views of the garden. Concluding the ground floor is a generous kitchen complete with a range of fitted base and wall units and plentiful worktop space. Ascending to the first floor, you will discover two substantial double bedrooms and a well-proportioned single room, each finished to an excellent standard and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a contemporary three-piece family bathroom suite. Externally, the property is further enhanced by an impressive rear garden which provides a fantastic outdoor space for the whole household to enjoy. A sweeping lawn offers plenty of room for recreational activities, whilst a patio area presents the perfect spot for al-fresco dining. To the front, a driveway provides ample off-road parking.

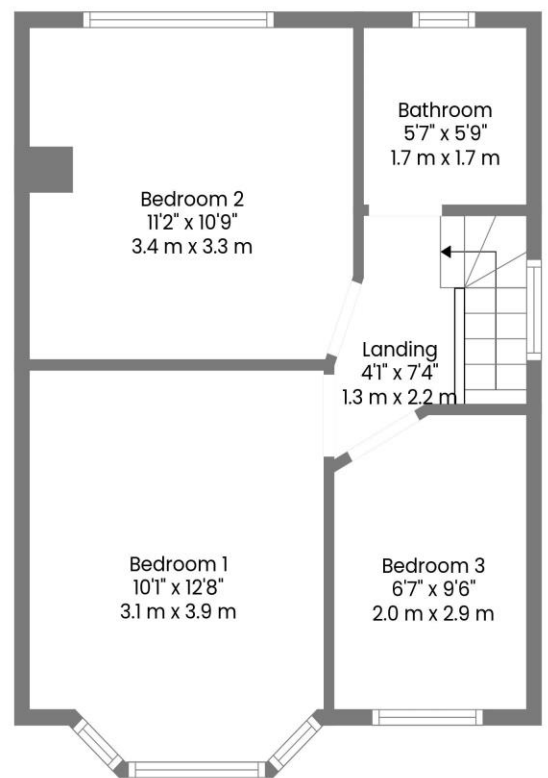
## **Location**

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, and Court Hey Park provides plenty of open space. Childwall Woods meanwhile offers 39 acres of Local Nature Reserve to explore. Schools include the highly regarded Rudston Primary School which is just a short walk from the property, 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



Floor 1



Floor 2



**TOTAL: 859 sq. ft, 80 m2**  
 FLOOR 1: 472 sq. ft, 44 m2, FLOOR 2: 387 sq. ft, 36 m2  
 EXCLUDED AREAS: PATIO: 52 sq. ft, 5 m2, WALLS: 91 sq. ft, 8 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.