



Viewpark Close, Childwall, Liverpool, L16 5HG

- Delightful Four Bedroom Detached Property
- Well-Proportioned & Impeccably Presented
- Stylish Modern Kitchen & Ground Floor WC
- Ensuite To Master & Family Bathroom Suite
- Located In Sought-After Suburb Of Childwall
- Three Beautifully Finished Reception Rooms
- Four Bright & Generously Sized Bedrooms
- Charming Rear Garden & Off-Road Parking



Offers Over £380,000















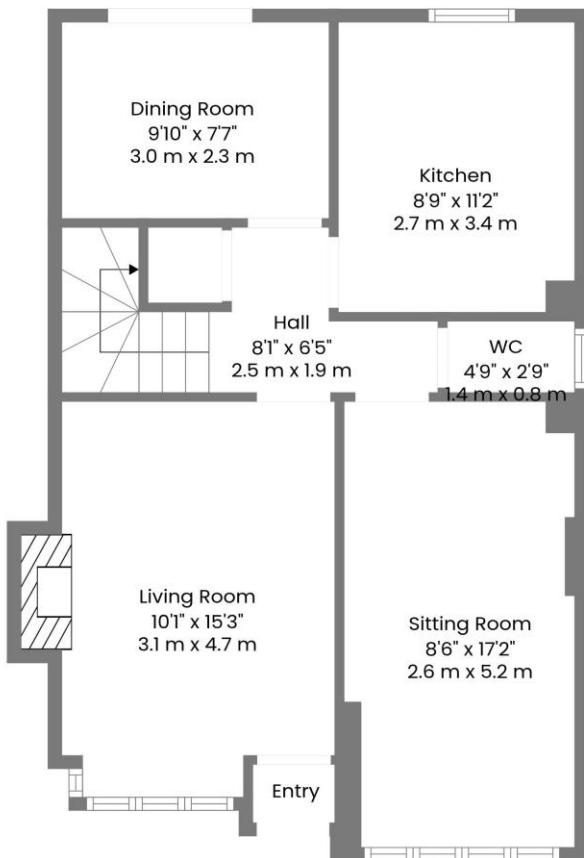
Description

Enjoying a prime location on Viewpark Close in the highly sought-after suburb of Childwall, L16, is this delightful four bedroom detached home, proudly presented to the sales market by appointed agents Move Residential. Boasting an attractive modern frontage which exudes kerb appeal, this well-proportioned and beautifully presented property promises to make a wonderful future home for a very lucky family. Entering the residence via the vestibule, you are greeted by a bright and spacious family lounge which has been finished in a neutral tasteful décor, complementing the feature fireplace and wood style flooring. There is a further substantial and impeccably finished sitting room, providing another charming setting for relaxing and entertaining, and to the rear of the property is the third reception space, enjoying a set of French doors which provide seamless access into the garden and flood the room with natural light. Continuing through you will find the modern kitchen complete with a range of stylish fitted base and wall units, complementary worktops, and a selection of integrated appliances. Concluding the ground floor is a convenient WC. Ascending to the first floor, you will discover four well-proportioned bedrooms, each finished to an excellent standard and receiving plenty of daylight. The master room enjoys the added luxury of an ensuite shower room, and adding the finishing touch to the interior of this lovely home is a deluxe three-piece family bathroom suite. Externally, the property is further enhanced by a meticulously landscaped rear garden which provides an outdoor oasis for the whole household to enjoy, consisting of a neatly maintained lawn and smartly flagged patio area, providing an idyllic setting for al-fresco dining and entertaining. To the front, a driveway provides ample off-road parking.

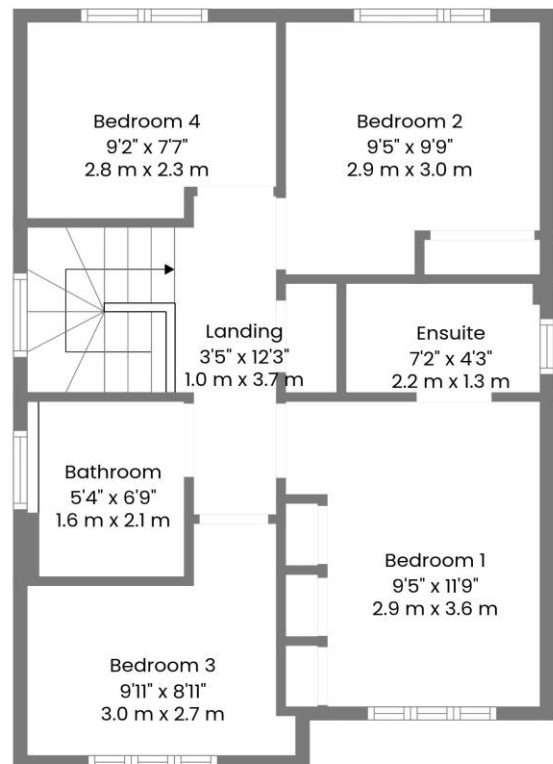
Location

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, 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, Rudston Road Primary and Christ the King Primary, along with the King David Schools and Childwall Sports College, and 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



Floor 1



Floor 2

TOTAL: 1108 sq. ft, 103 m2

FLOOR 1: 589 sq. ft, 55 m2, FLOOR 2: 519 sq. ft, 48 m2

EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m2, WALLS: 97 sq. ft, 9 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		85 B
69-80	C	75 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.