

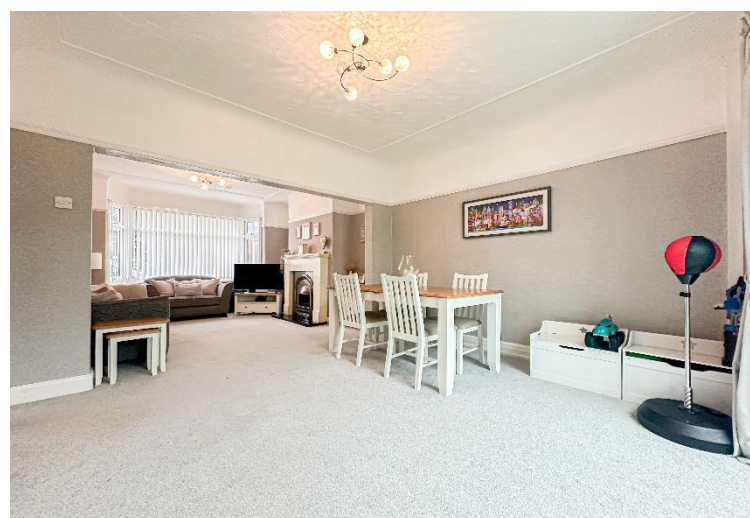


Chelwood Avenue, Childwall, Liverpool, L16 3NN

- Wonderful Three Bedroom Semi Detached Property
- Generously Sized & Beautifully Finished Throughout
- Dining Room & Extended Kitchen With Stylish Units
- Contemporary Three-Piece Family Bathroom Suite
- Prime Location In Sought-After Suburb Of Childwall
- Entrance Hall & Spacious Bay-Fronted Living Room
- Three Bedrooms Finished To An Excellent Standard
- Well-Maintained Rear Garden & Off-Road Parking

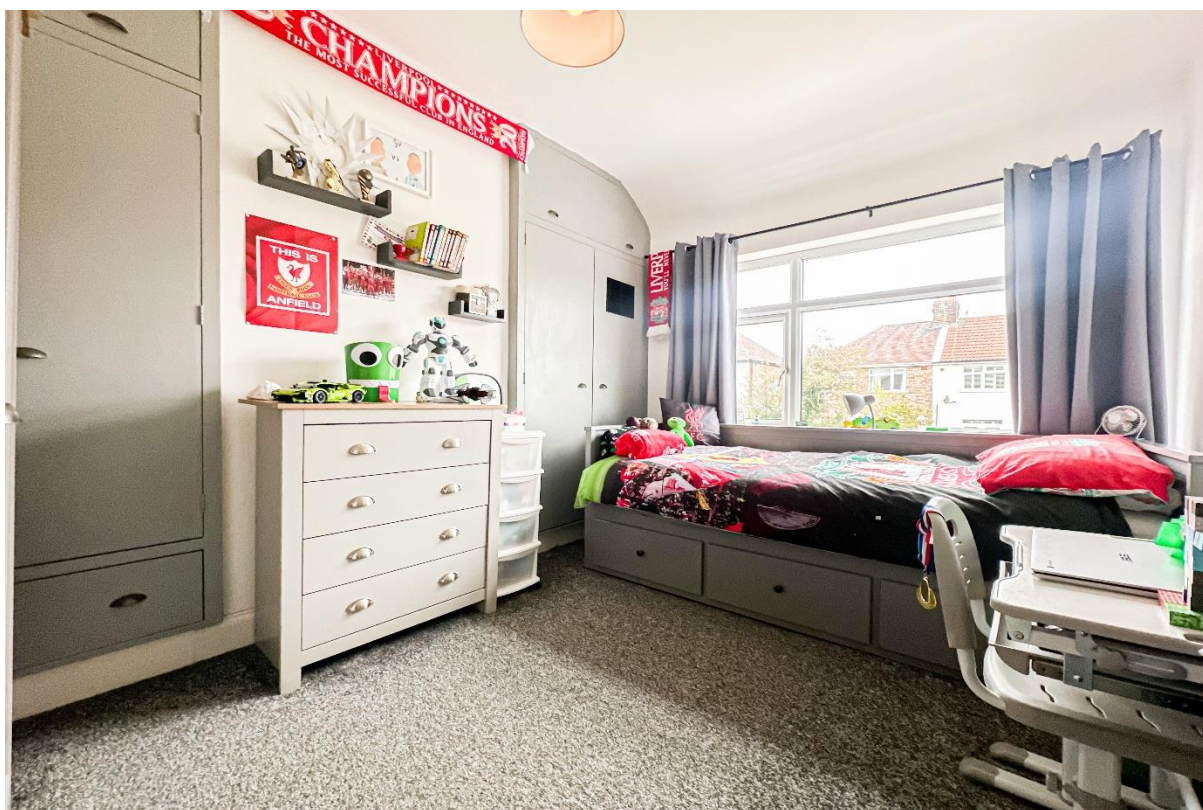


Offers in Excess of £300,000













Description

Enjoying a prime position on Chelwood Avenue in the highly sought-after suburb of Childwall, L16, is this wonderful three bedroom semi detached home, welcomed to the sales market courtesy of appoint agents Move Residential. Generously proportioned and beautifully presented throughout, this promises to make a fantastic future home for a growing family. An entrance hall greets you into the property, leading through to a spacious family lounge which flows seamlessly into the dining room, creating a social open plan setting for relaxing and enjoying mealtimes with family and friends. Finished in a tasteful décor throughout, the sitting area enjoys a feature fireplace and a bay-window which floods the space with natural light, whilst the dining room boasts a set of sliding doors providing views and access out to the rear garden. Continuing through you will find an extended kitchen, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a breakfast bar which offers the ideal spot for more casual dining. Continuing up to the first floor, you will find three well-proportioned bedrooms, each finished to an excellent standard and receiving plenty of daylight, with the master further benefitting from a bay window and fitted wardrobes. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this home is a deluxe three-piece family bathroom suite. Externally, the property further benefits from a substantial and meticulously maintained rear garden which provides a delightful outdoor space for the whole household to enjoy. A neatly manicured lawn offers plenty of room for recreational activities whilst a driveway to the front provides ample off-road parking, and is complete with an EV charger.

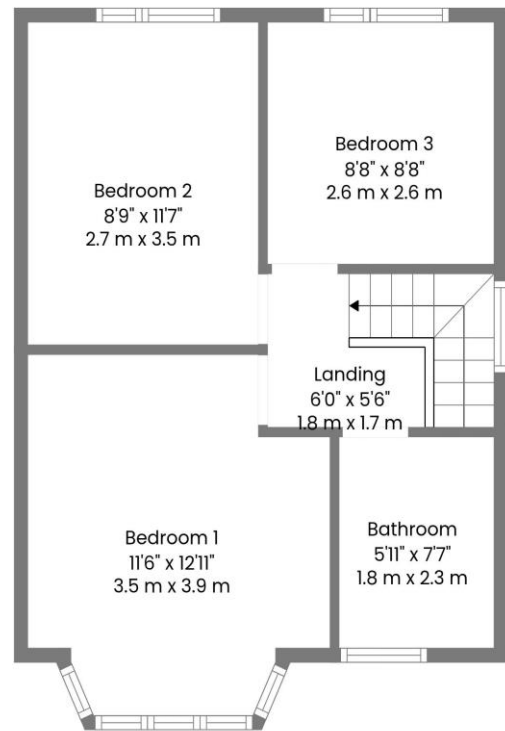
Location

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: 878 sq. ft, 82 m2

FLOOR 1: 463 sq. ft, 43 m2, FLOOR 2: 415 sq. ft, 39 m2

EXCLUDED AREAS: WALLS: 93 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		87 B
69-80	C		
55-68	D	66 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.