



Sulgrave Close, Childwall, Liverpool, L16 6AD

- Fantastic Three Bedroom Semi Detached Home
- A Rare Find - Available With No Onward Chain
- Entrance Hall & Bay-Fronted Through Lounge
- Three Spacious Bedrooms & Family Bathroom
- Located In The Sought-After Area Of Childwall
- Generously Proportioned & Well-Maintained
- Fitted Kitchen & Convenient Lean-To / Utility
- Substantial Rear Garden & Off-Road Parking



£215,000









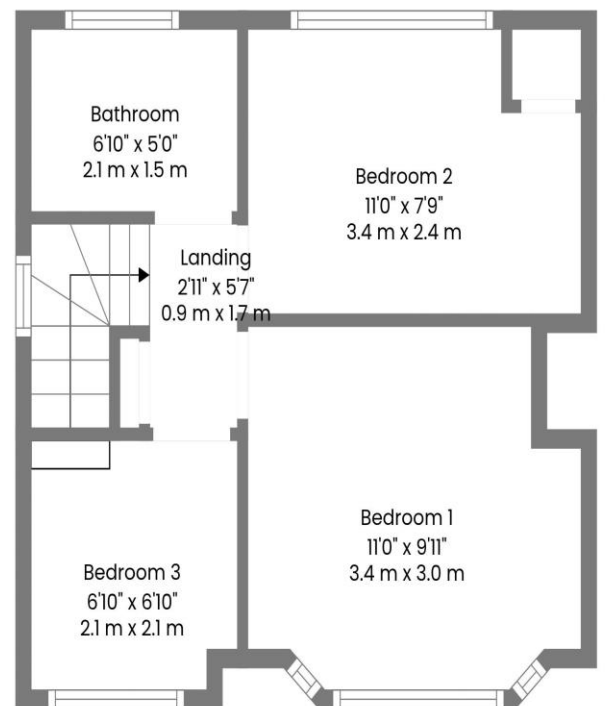
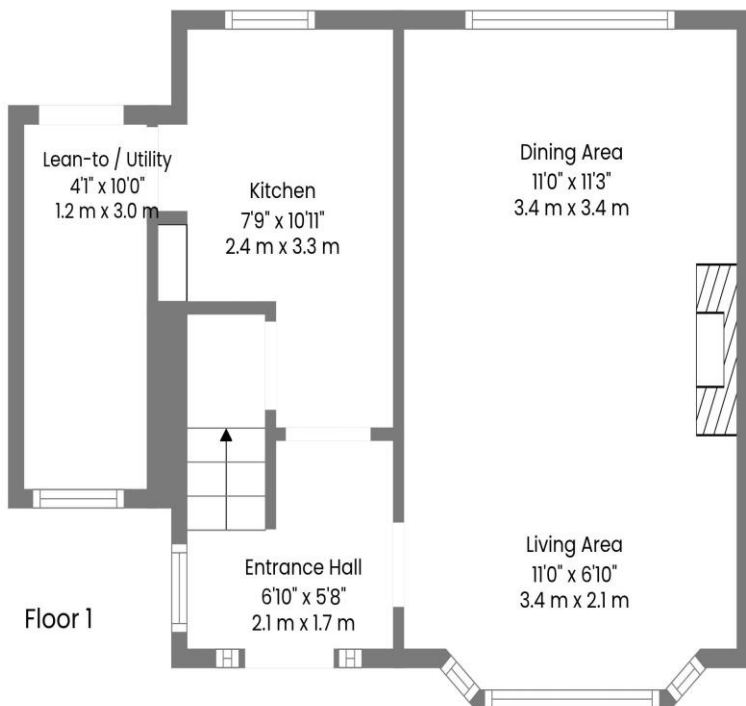
Description

Enviably located on Sulgrave Close in the sought-after suburb of Childwall, L16, is this fabulous three bedroom semi detached property, offered for sale with no onward chain by appointed agents Move Residential. Generously proportioned and well-maintained throughout, this provides a wonderful canvas for those searching for a home they can tailor to their own tastes. You are greeted into the property by an inviting entrance hall, leading through to a spacious through reception room which is flooded with natural light courtesy of a bay window, and enjoys a feature fireplace. Following this is a sizable fitted kitchen, and concluding the ground floor is convenient lean-to/utility room. The first floor is home to two substantial double bedrooms along with a well-proportioned single room, each finished to an excellent standard featuring wood style flooring and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this home is a three-piece family bathroom suite. Externally, the property further benefits from a garden to the rear and off-road parking. A viewing is highly recommended to fully appreciate the spacious proportions and exciting scope that this promising property has to offer.

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 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



TOTAL: 646 sq. ft, 60 m2

FLOOR 1: 329 sq. ft, 31 m2, FLOOR 2: 317 sq. ft, 29 m2

EXCLUDED AREAS: LEAN-TO / UTILITY: 41 sq. ft, 4 m2, WALLS: 78 sq. ft, 7 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	70 C	78 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.