



Bowring Park Avenue, Bowring Park, Liverpool L16 2NJ

- Impressive Five Bedroom Semi Detached Property
- Generous & Beautifully Finished Living Proportions
- Ground Floor Bedroom With Ensuite Shower Room
- Three-Piece Bathroom & Additional Shower Room
- Located In Highly Favoured Area Of Bowring Park
- Two Reception Rooms, Kitchen Diner, Utility & WC
- Four Further Bright & Generously Sized Bedrooms
- South-Facing Garden To Rear & Off-Road Parking

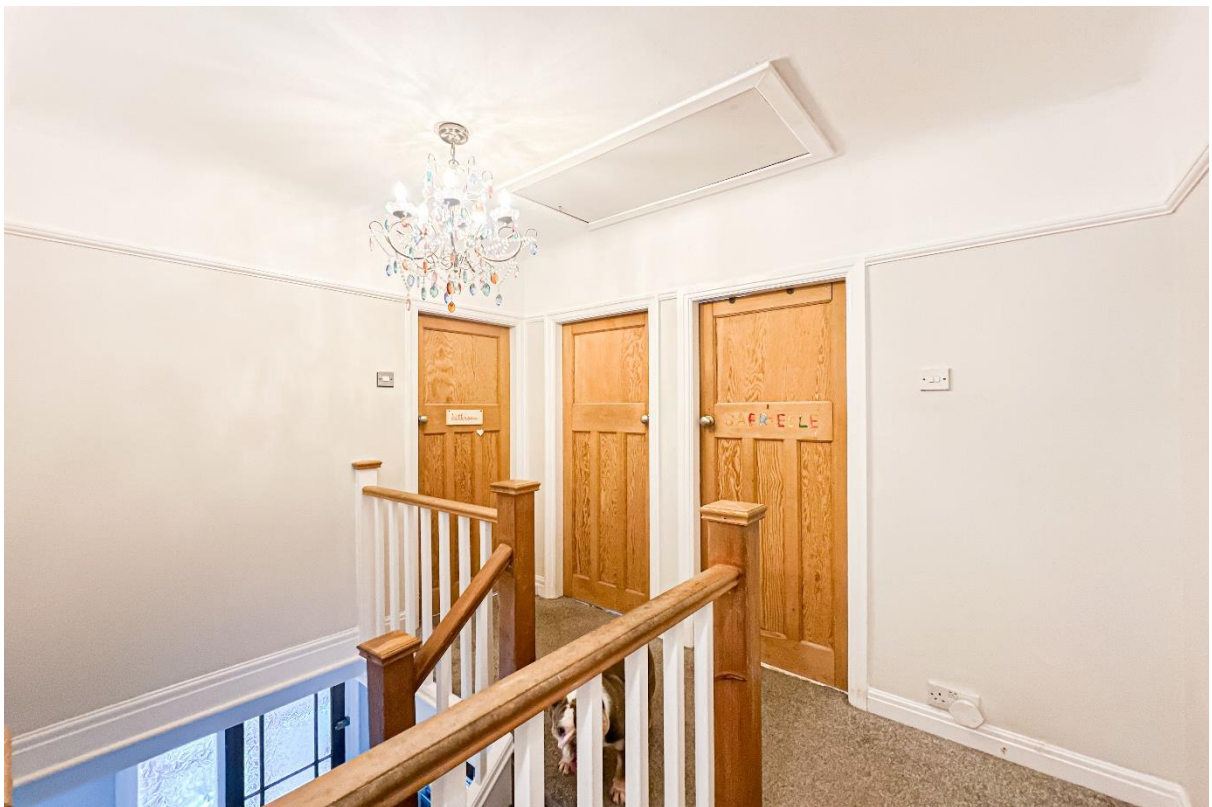


£410,000

















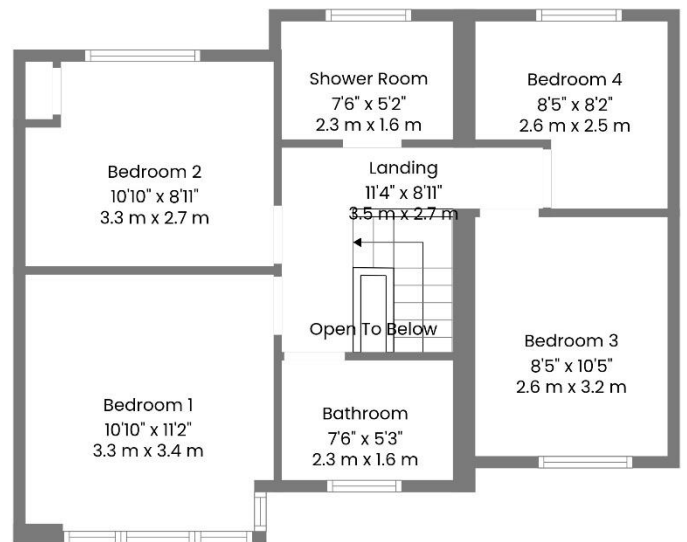
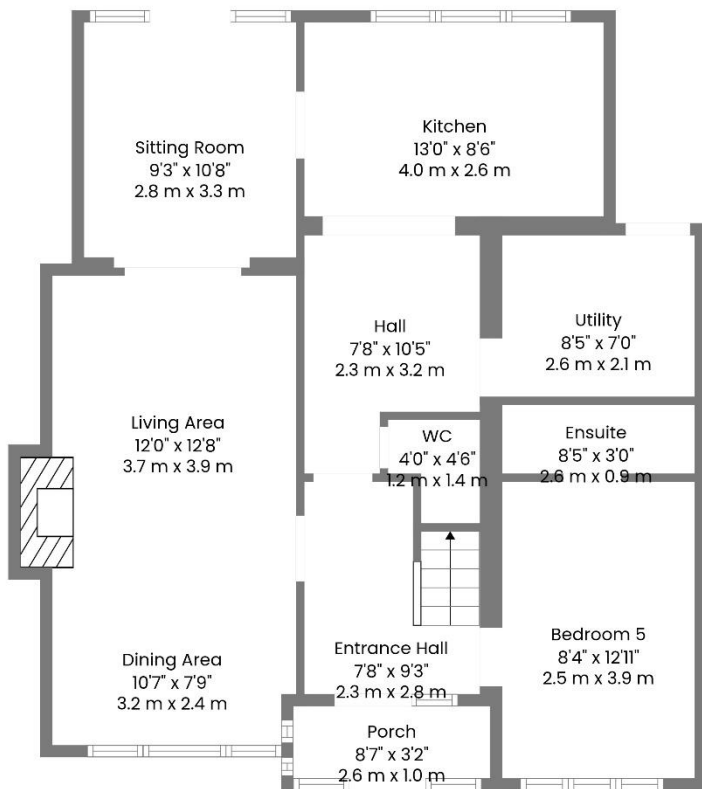
Description

Situated on Bowring Park Avenue in the highly favoured area of Bowring Park, L16, is this impressive five bedroom semi detached residence, proudly presented to the sales market by appointed agents Move Residential. Boasting spacious and well-presented living proportions, this promises to make a wonderful future home for a lucky family in need of generous accommodation. An entrance hall greets you into the property, leading through to an beautifully presented reception room which comfortably accommodates both a sitting and dining area. Finished in tasteful décor featuring wood style flooring and an eye-catching fireplace, this presents an inviting social setting for entertaining guests. Following this is a welcoming sitting room which enjoys french doors out to the rear, offering a tranquil space to relax and unwind whilst enjoying views of the garden. Continuing through you will find an extended kitchen diner, complete with a range of modern fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. A garage conversion accommodates a spacious downstairs bedroom, complete with an ensuite shower room, and concluding the extensive ground floor is a well-equipped utility room and a convenient WC. Ascending to the first floor, you will discover three further substantial double bedrooms, along with a well-proportioned single room, each receiving plenty of natural light. Accompanying the sleeping accommodation is a contemporary style three-piece family bathroom suite, as well as an additional shower room. Externally, the property benefits from a sizable south-facing rear garden which enjoys a sunny aspect throughout the day, providing a fantastic outdoor space 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 spot for enjoying al-fresco dining and entertaining. To the front, a driveway provides ample off-road parking.

Location

Bowring Park 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 Bishop Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. Broadgreen 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: 1311 sq. ft, 122 m²

FLOOR 1: 762 sq. ft, 71 m², FLOOR 2: 549 sq. ft, 51 m²

EXCLUDED AREAS: PORCH: 27 sq. ft, 3 m², UTILITY: 59 sq. ft, 5 m², FIREPLACE: 8 sq. ft, 1 m²,
OPEN TO BELOW: 4 sq. ft, 0 m², WALLS: 117 sq. ft, 11 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		84 B
69-80	C	72 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.