



Barnside Court, Childwall, Liverpool, L16 5HE

- Beautiful Four Bedroom Detached Family Residence
- Three Inviting Reception Rooms & Modern Fitted Kitchen
- En Suite to Master & Four Piece Family Bathroom Suite
- Beautifully Landscaped Rear Garden with Patio
- Occupying a Substantial Plot in Desirable Childwall Suburb
- Generous Bedroom Accommodation
- Driveway for Off Road Parking
- Double Glazing & Gas Central Heating Throughout



Offers in the Region Of £465,000























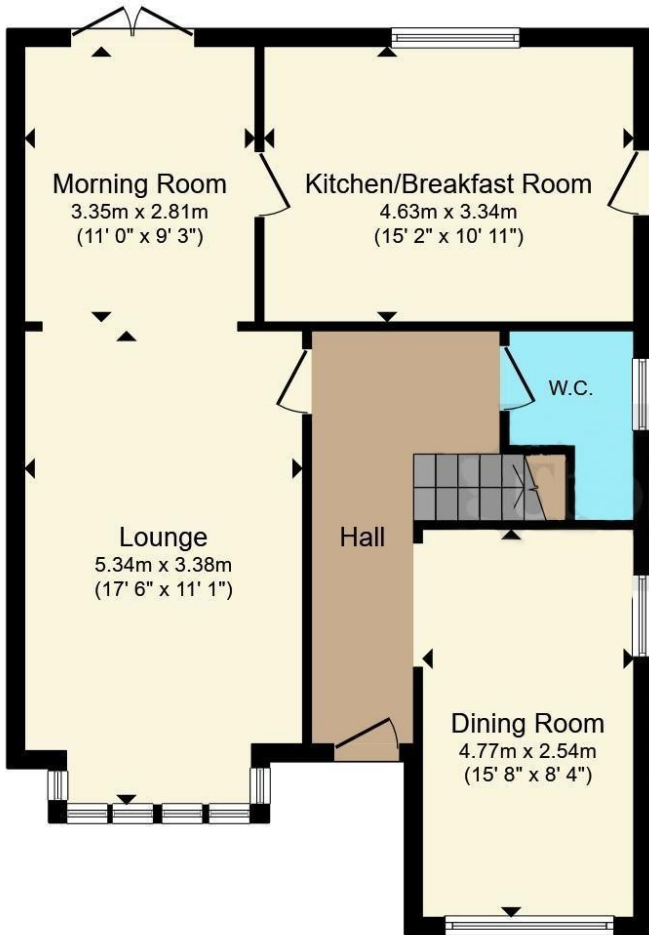
Description

Enjoying a prime position on Barnside Court, a quiet cul-de-sac situated within the desirable and sought after suburb of Childwall, L16, is this lovely four bedroom detached family home, welcomed to the sales market courtesy of appointed agents, Move Residential. Occupying an impressively spacious plot, this wonderful home is ready to move into right away and is tastefully presented throughout. Boasting an attractive and substantial frontage with a smartly block paved driveway for off road parking, internally, the property briefly comprises; a welcoming entrance hallway, a bright and spacious bay fronted family lounge with a contemporary feature fireplace that flows seamlessly into a delightful morning room, a formal dining room which is perfect for entertaining guests and family mealtimes, and a modern fitted breakfast kitchen which is complete with a range of bespoke wall and base units with complementing work tops, a variety of integrated appliances and plentiful work surface space which incorporates a breakfast bar unit. Completing the ground floor is a convenient downstairs WC. The tour of the home continues as you ascend to the first floor, where you will find four generously sized and exceptionally well presented double bedrooms. Each room is bathed in natural light with the master bedroom benefiting from custom built fitted wardrobes and access to a private en suite shower room. Completing the interior of the property is a contemporary style fully tiled three piece family bathroom suite. Externally, to the rear of the property, there is a beautifully landscaped rear garden which is framed by a range of established greenery borders that provide privacy and seclusion. Enjoying a neatly manicured lawn, the garden also offers a paved patio area which is ideal for outdoor entertaining during the warmer summer months. Further benefits to the property include double glazing and gas central heating throughout.

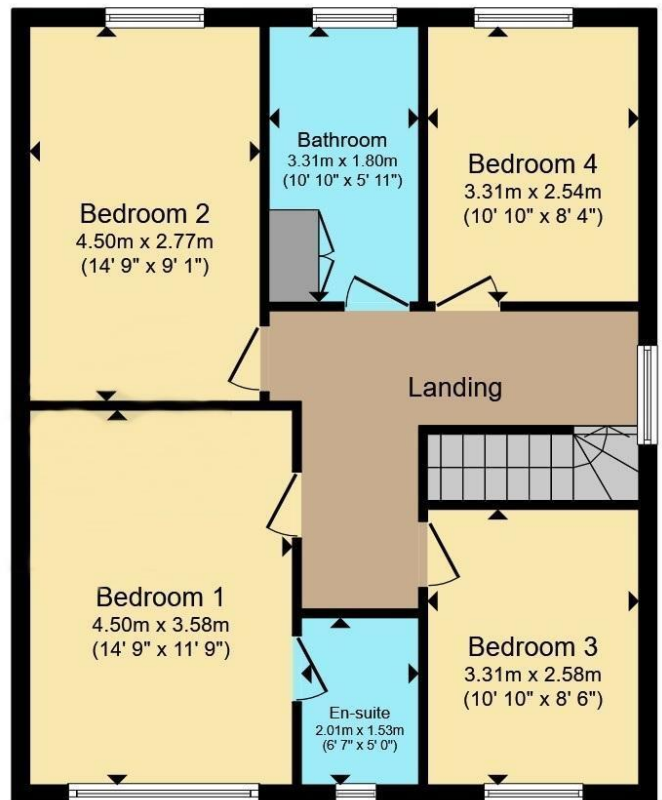
Location

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, 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



Ground Floor



First Floor

floor area 134.6 sq.m. (1,449 sq.ft.) approx

This plan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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.