



## Oulton Road, Childwall, L16 8NP

- Delightful Four Bedroom Semi Detached Property
- Dormer Conversion Completed to High Standard
- Impressive Open Plan Modern Kitchen Diner
- Fourth Dormer Bedroom and Shower Room
- Located in Highly Sought After Area of Childwall
- Porch, Entrance Hall and Two Reception Rooms
- Two Double Bedrooms, Single and Bathroom
- South Facing Garden to Rear and Driveway to Front



Offers in Excess of £350,000



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## **Description**

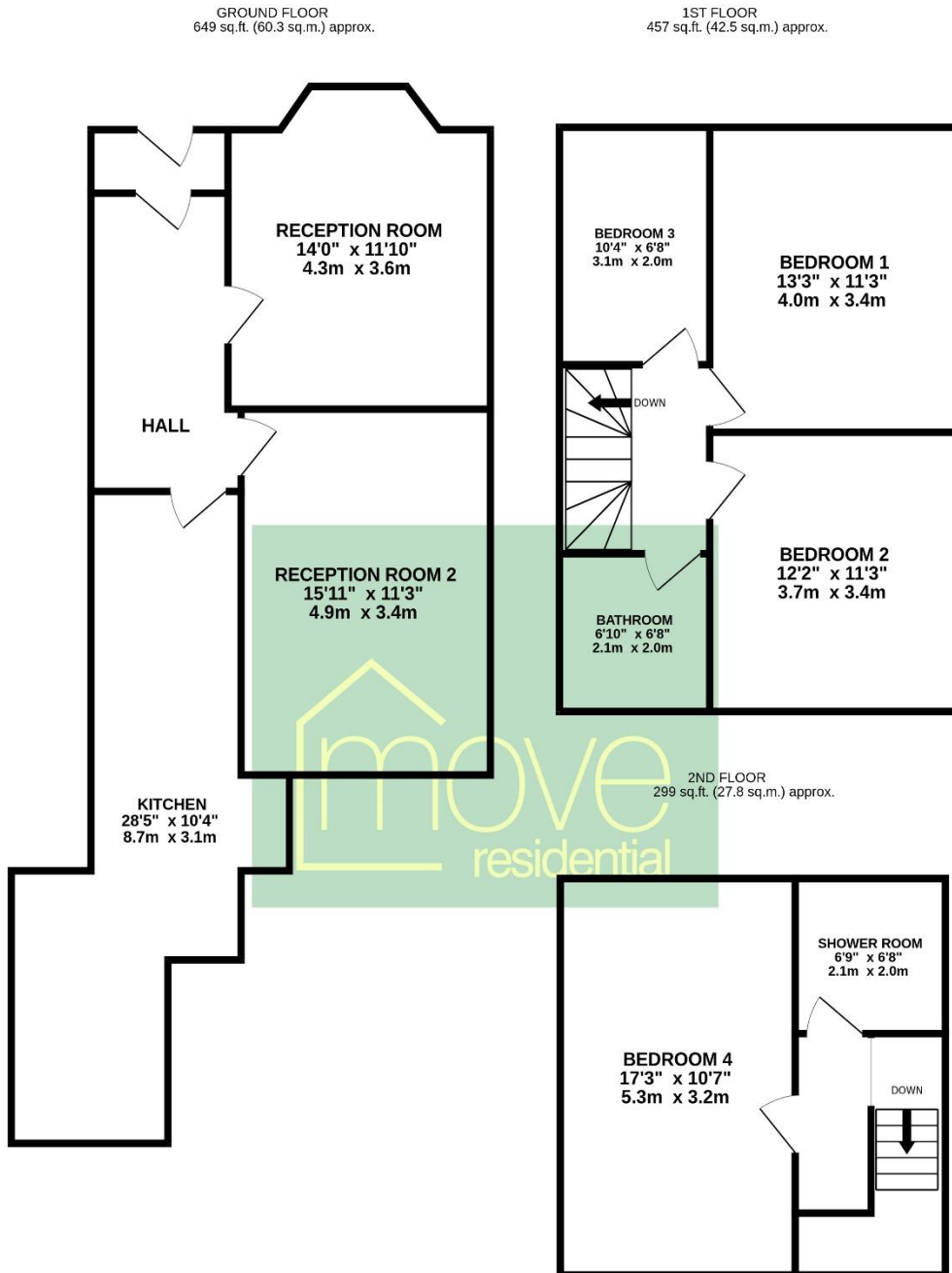
This delightful four bedroom semi detached family home located on Oulton Road in Childwall, L16, promises to provide a fabulous future home for those looking to upsize in one of Liverpool's most sought after areas. Boasting a dormer conversion that has been completed to the very highest specifications, this property offers generous living proportions throughout along with well presented interiors. You are greeted into the home by an inviting entrance hall which leads into the first of two bright and welcoming reception rooms. The front lounge is awash with natural light courtesy of the large bay window, whilst the rear offers views of the lovely garden and features an eye catching log burner fireplace. The extended open plan kitchen diner is sure to impress, complete with an abundance of modern fitted base and wall units and plentiful worktop space. There is ample room for a substantial dining table ideally positioned in front of the french doors which provide access out to the garden. This space presents the ideal setting for family mealtimes and entertaining, with skylights above illuminating the room in daylight. Ascending to the first floor, you will find two generously sized double bedrooms, along with a well proportioned single room. Completing the first floor is a contemporary style three piece family bathroom suite. At the pinnacle of the property is the spectacular dormer conversion which is home to the fourth bedroom. Featuring skylights and french doors out to a juliette balcony, this immaculately presented room has a bright and airy feel. This floor also boasts a luxurious shower room, which is conveniently accessed separately off the landing meaning that the whole household can benefit from this facility. Externally, to the rear of the property is a substantial south facing garden made up of a lawn and patio area, and to the front a driveway provides 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, the King David Schools and Childwall Sports College, as well as 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



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## **EPC**

Awaiting Image.

## **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.