



## Score Lane, Childwall, Liverpool, L16 5EF

- Stunning Three Bedroom Extended Semi Detached Home
- Expansive & Immaculately Presented Living Proportions
- Sensational Open Plan Kitchen & Dining Area with Utility
- Dressing Room & Luxurious Tiled Family Shower Room
- Enviably Located in the Sought-After Suburb of Childwall
- Entrance Hall, Reception Room & Ground Floor Bathroom
- Two Spacious Double Bedrooms & Generously Sized Single
- Delightful Garden with Artificial Lawn & Off-Road Parking



£400,000

























## **Description**

Move Residential are thrilled to present to the sales market this stunning three bedroom extended semi detached home located on Score Lane in the highly sought-after suburb of Childwall, L16. This property promises to make a truly fabulous forever home for a very lucky family, boasting an attractive frontage, with expansive and immaculately presented living accommodation throughout. You are greeted into the property by an inviting entrance hall which leads through to a spacious front reception room. Enjoying a bay window which bathes the room in natural light and finished in a neutral décor with plush carpeting, this presents a welcoming space to relax and unwind. At the heart of this home is a sensational open plan kitchen dining and living space which is certain to impress even the most discerning of buyers. Impeccably presented, featuring an attractive wood-style flooring and skylights illuminating the room in daylight, this provides the ultimate versatile space for sociable living, equally suited for family mealtimes and entertaining guests. The kitchen has evidently been designed to the highest specifications, complete with a vast range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. A breakfast bar offers the ideal spot for more casual dining and there is ample room to accommodate a substantial dining table ideally positioned in front of sliding doors which offer views and access out to the rear garden. Adding the perfect finishing touch to this space is a cosy sitting area centered around an eye-catching feature fireplace. Concluding the ground floor is a luxurious fully tiled three-piece family bathroom suite and a convenient utility room. The exceptional standard continues to the first floor, where you will find two generously sized double bedrooms and a well-proportioned single room. The sleeping accommodation has been finished to a superb standard, boasting a tasteful décor and plush carpeting throughout, and receiving an abundance of natural light. The master bedroom enjoys a huge bay window incorporating a charming window seat and stylish fitted wardrobes, whilst the second bedroom benefits from the added luxury of a private dressing room. Completing the interior of this wonderful home is a deluxe shower room featuring chic tiling to the walls and floor. Externally, the property is further enhanced by a substantial rear garden which provides a brilliant outdoor space for the whole household to enjoy. A low maintenance artificial lawn is ideal for recreational activities, whilst a smartly flagged patio area presents the perfect spot for enjoying al-fresco dining during the warmer months. To the front of the home, a sizable driveway accommodates off-road parking.

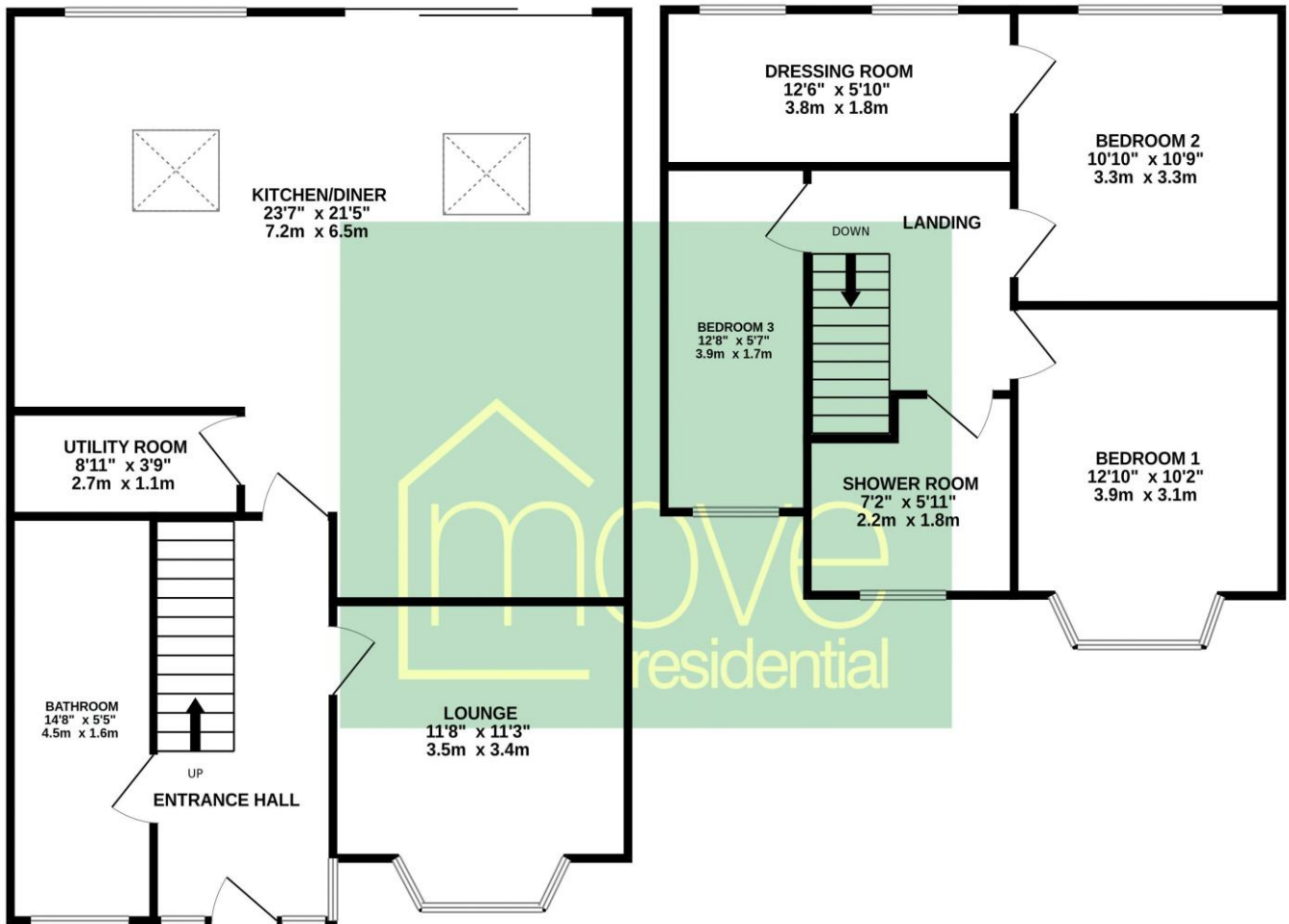
## **Location**

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 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**  
774 sq.ft. (71.9 sq.m.) approx.

**1ST FLOOR**  
508 sq.ft. (47.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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 Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 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.