



Childwall Road, Liverpool L15 6US

welcome to

Childwall Road, Liverpool

**** LOCATION, LOCATION, LOCATION ****

Are you looking for a spacious family home you can put your own stamp on in a fantastic area?



Entrance Hallway

Single glazed window to front, radiator, gas and electric cupboard, laminate flooring.

Front Living Room

11' 11" x 14' 11" (3.63m x 4.55m)

Double glazed window to front, gas fireplace, two wall lights, radiator, carpet flooring

Rear Living Room

11' 11" x 16' 1" (3.63m x 4.90m)

Double glazed window to rear, gas fireplace, radiator, carpet flooring

Kitchen/Breakfast Room

8' 10" x 22' 7" (2.69m x 6.88m)

Double glazed window to side and rear, fully fitted kitchen, work surfaces, part tiled, stainless steel sink and drainer, gas oven, gas hob, boiler, radiator, laminate flooring.

Landing

Double glazed window to side, loft access

Bathroom

Double glazed window to side, radiator, bathtub, electric shower, airing cupboard, wash hand basin, laminate flooring.

Bedroom One

10' 3" x 16' (3.12m x 4.88m)

Double glazed window to rear, built in wardrobe, radiator, laminate flooring

Bedroom Two

10' 3" x 15' 2" (3.12m x 4.62m)

Double glazed window to front, fitted wardrobe, radiator, laminate flooring.

Bedroom Three

6' 10" x 9' (2.08m x 2.74m)

Double glazed window to front, radiator, laminate flooring.

Separate W/C

Double glazed window to side, toilet, part tiled, cushion vinyl flooring.

External

Off street parking and a garage to the rear of the property as well as a great size rear garden.



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welcome to

Childwall Road, Liverpool

- A Spacious Three Bedroom Semi Detached Family Home
- Two Reception Rooms
- Large Kitchen/Diner
- Bathroom With Separate W/C
- Great Size Garden

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 6.50

This is a Leasehold property with details as follows; Term of Lease 999 years from 09 Jul 1933. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£310 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT123177 - 0013

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