



146 Childwall Valley Road, Liverpool, L16 5EA
£315,000

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated on the outskirts of Liverpool. Benefiting from spacious living accommodation set over 2 floors, South-facing rear garden and impressive open plan kitchen/diner/ family area to the rear.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner/family area, utility, WC/cloaks and hallway. To the first floor 3 double bedrooms and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Council tax band - C

GROUND FLOOR

Lounge 11'3" x 13'10" (3.43m x 4.22m)

High quality wood effect laminate flooring with bay fronted window, curtains and blind

Kitchen area 10'5" x 20'8" (3.20m x 6.31m)

High gloss tile flooring with bi-folding patio doors leading to the rear garden and spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including double oven, hob, hood and dishwasher

Family room 10'9" x 14'9" (3.30m x 4.50m)

High gloss tile flooring with open aspect through to the kitchen/diner and fireplace

Utility 5'7" x 4'3" (1.72m x 1.32m)

Wood effect laminate flooring with plumbing for washing machine

WC/cloaks

Wood effect laminate flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 10'4" x 14'2" (3.15m x 4.33m)

Carpet flooring with bay fronted window and blind

Bedroom 10'10" x 13'10" (3.32m x 4.23m)

Carpet flooring with window to the rear elevation, fitted wardrobes and blind

Bedroom 10'4" x 7'3" (3.17m x 2.23m)

Carpet flooring with window to the rear elevation and blind

Bathroom

High quality wood effect laminate flooring with 3 piece bathroom site in white, separate showering enclosure, partially tiled decor, spotlighting and heated towel rail

EXTERNAL

Beautifully presented and South-facing rear garden, enclosed by panel fencing with laid to lawn and decking area. Roadside parking to the front of the property.