

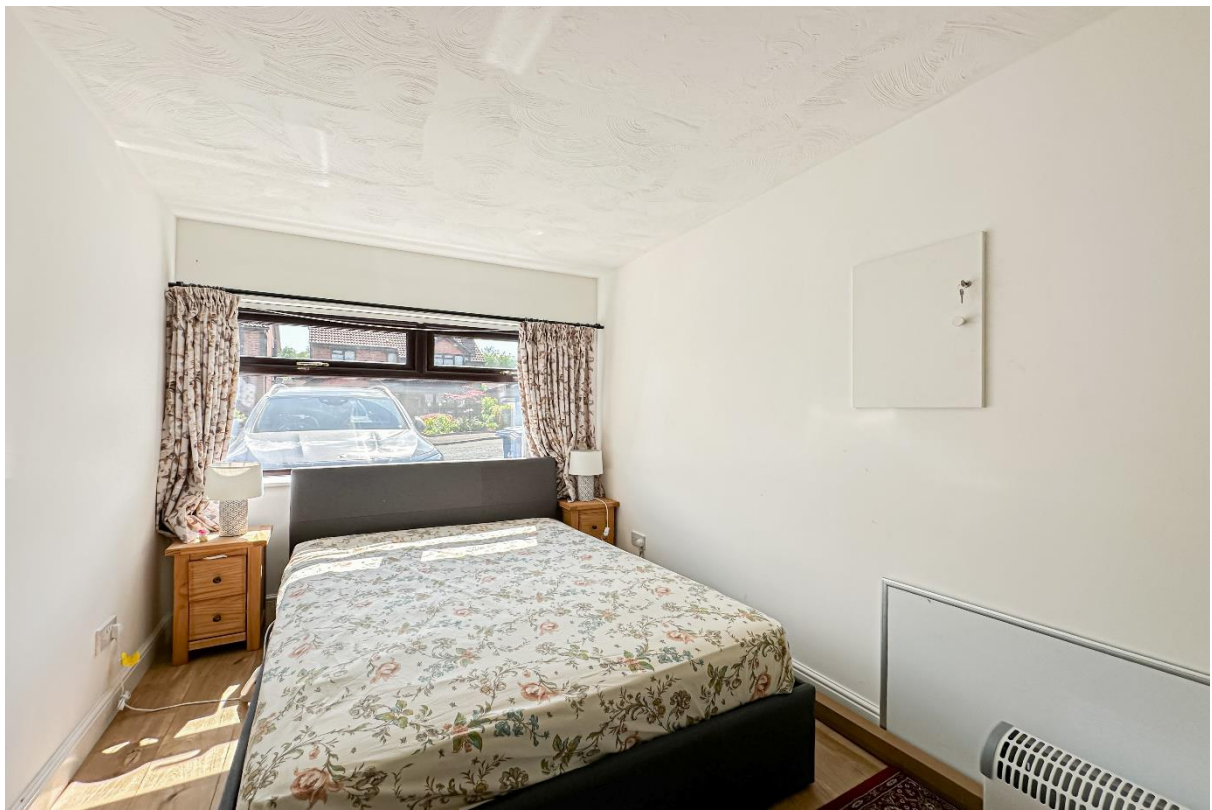


Colby Close, Childwall, Liverpool, L16 3GL

- Impressive Five Bedroom Detached Residence
- Extended & Impeccably Presented Throughout
- Showstopping Open Plan Kitchen Diner & WC
- Ensuite To Master & Contemporary Bathroom
- Located In The Sought-After Area Of Childwall
- Entrance Hall, Lounge & Downstairs Bedroom
- Four Further Bright & Substantial Bedrooms
- Delightful Garden To Rear & Off-Road Parking

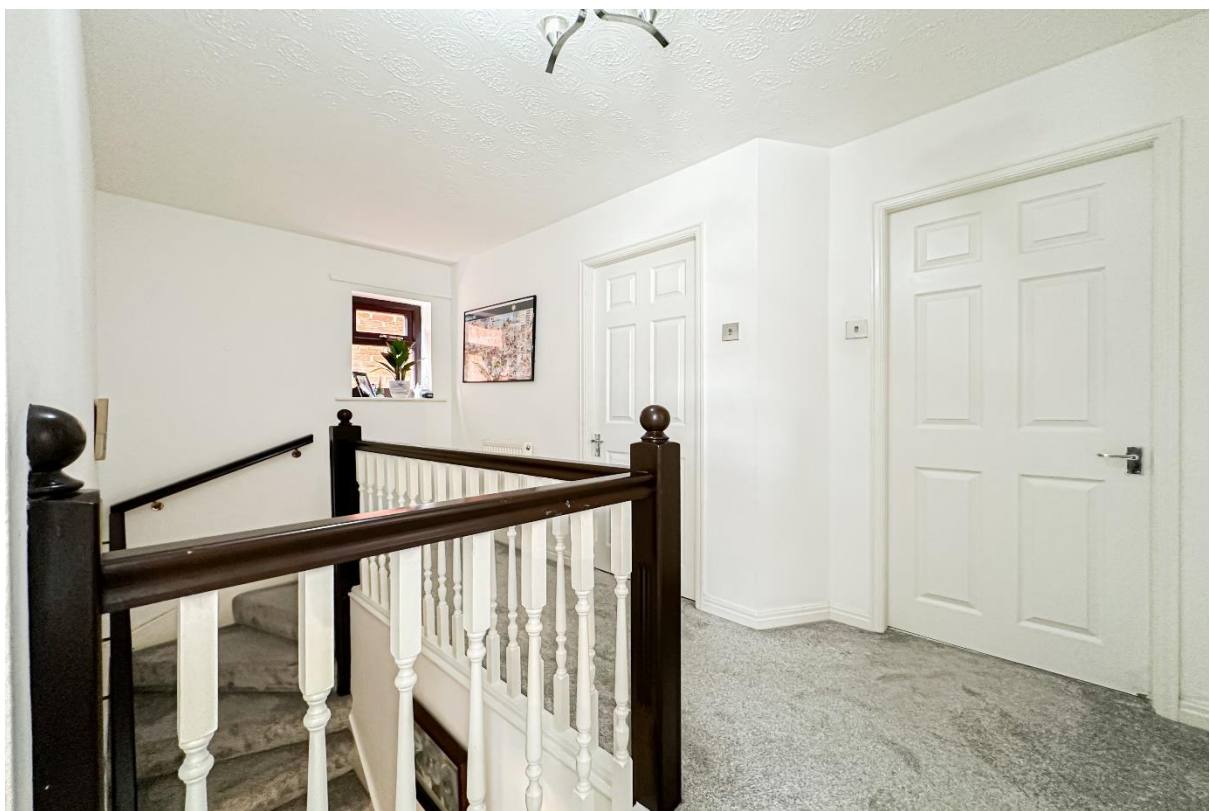
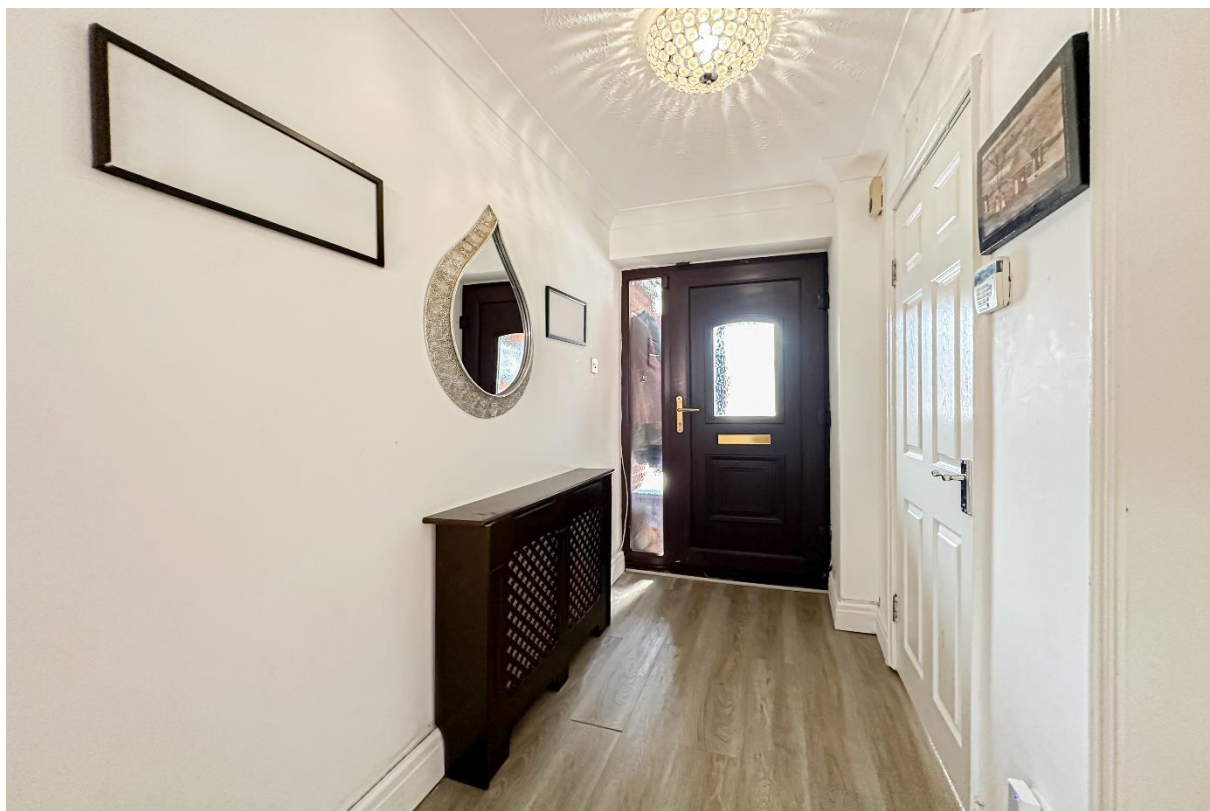


£475,000

















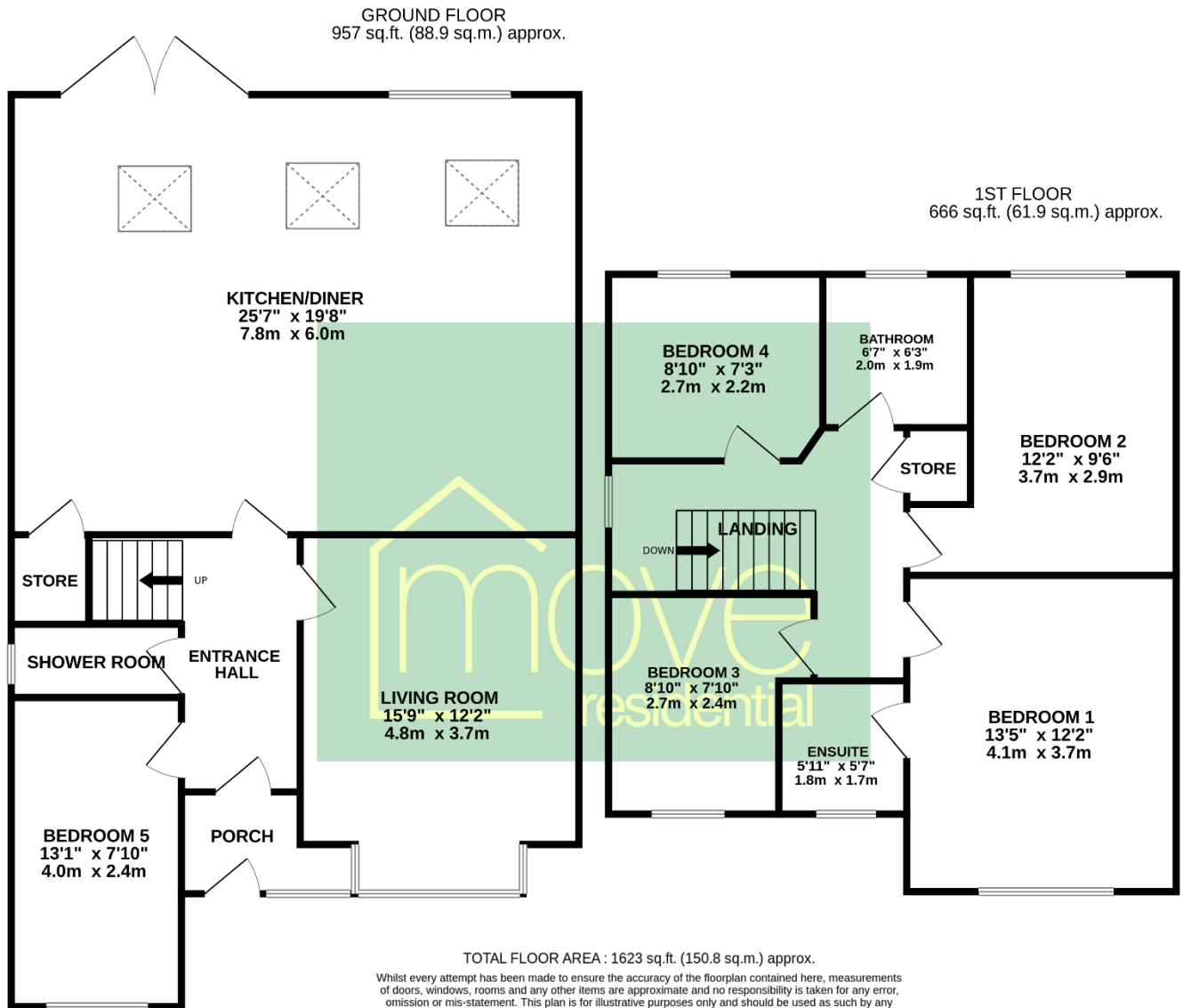
Description

Enjoying a prime location on Colby Close in the sought-after suburb of Childwall, L16, is this impressive five bedroom detached home, proudly presented to the sales market by appointed agents Move Residential. Having been substantially extended, this property offers generous living proportions which have been impeccably finished throughout, promising to make an enviable forever home for a very lucky family. Upon entering the residence, you are greeted by an inviting entrance hall, leading through to a spacious family lounge, awash with natural light courtesy of a box bay window. Beautifully finished tasteful neutral décor which complements the attractive wood style flooring and eye-catching fireplace, this presents a welcoming space to relax and unwind. At the heart of the home is a stunning open plan kitchen diner, boasting a set of French doors providing views and access out to the rear garden, and skylights above illuminating the immaculately presented room in daylight. The kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and chic splashback tiling. There is a spectacular centre island incorporating a breakfast bar which offers the ideal spot for more casual dining, and with ample room for a formal dining table, this provides the ultimate social setting for enjoying family mealtimes and entertaining guests on a larger scale. The garage conversion accommodates the fifth spacious bedroom, and concluding the extensive ground floor is a shower room. Ascending to the first floor, you will discover four further well-proportioned bedrooms, each finished to an excellent standard and receiving plenty of natural light. The master bedroom enjoys the added luxury of a deluxe ensuite shower room, and adding the finishing touch to the interior of this wonderful home is a contemporary style three-piece family bathroom suite. Externally, the property is further enhanced by a delightful lawned rear garden providing the perfect spot for enjoying recreational activities and al-fresco dining. To the front, a substantial driveway provides ample 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



EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 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.