

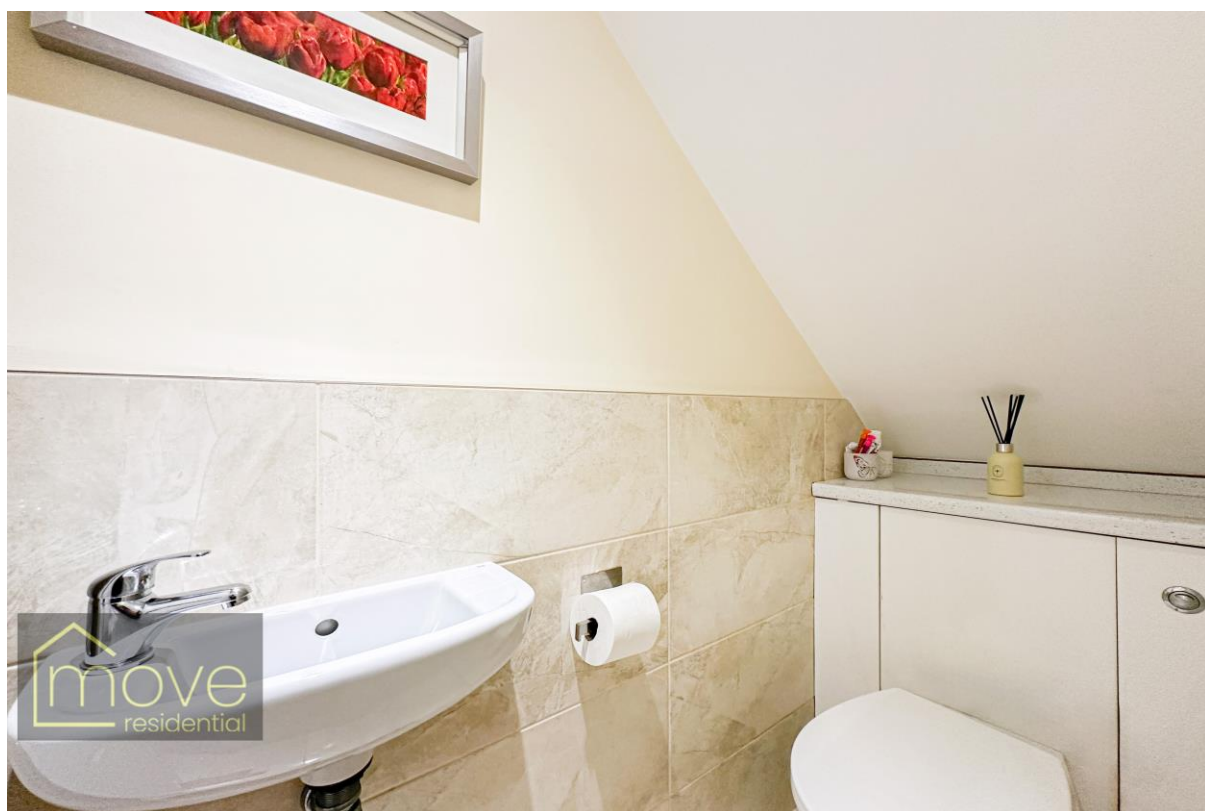
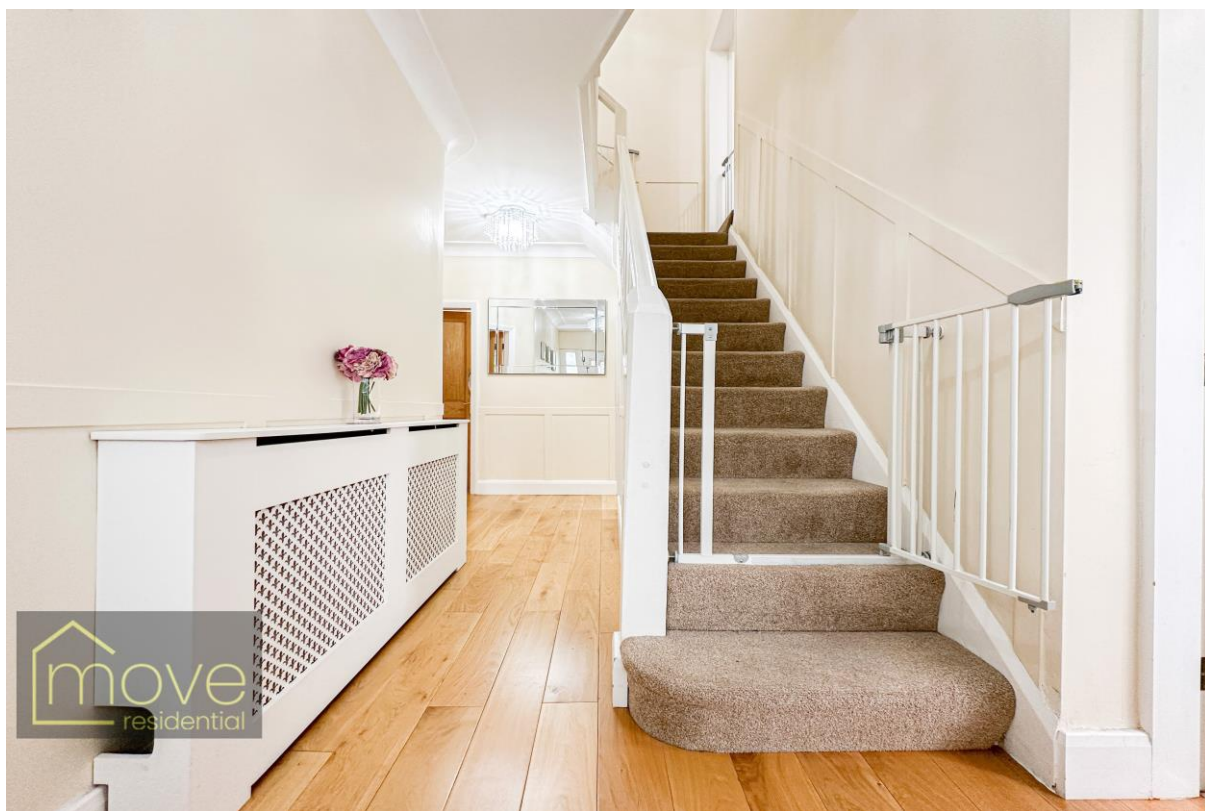


Rocky Lane, Childwall, L16 1JB

- Beautiful Four Bedroom Detached Property
- Extended & Immaculately Presented Within
- Open Plan Kitchen Diner & Sitting Room
- Deluxe Family Bathroom & Shower Room
- Located in Sought-After Area of Childwall
- Porch, Entrance Hall, Lounge, Study & WC
- Four Bright & Spacious Double Bedrooms
- Lovely Rear Garden & Driveway to Front



Offers in Excess of £450,000











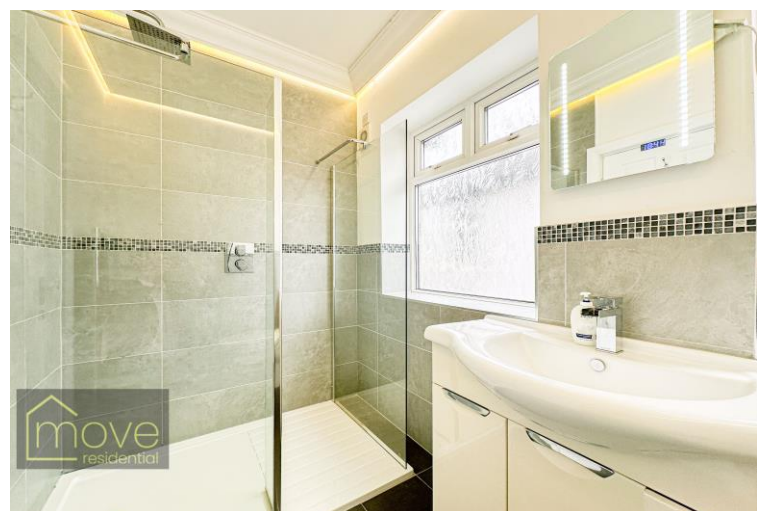














Description

Located on Rocky Lane in the highly sought-after area of Childwall, L16, is this beautiful four bedroom detached family home, proudly presented to the sales market by appointed agents, Move Residential. The property has been extended to a high standard, offering immaculately presented and exceptionally spacious living proportions within, promising to make an enviable future residence for a lucky family. A bright and inviting entrance hall greets you into the property leading through to a welcoming front lounge, awash with natural light courtesy of a large bay window. The room is tastefully decorated, boasting a stunning feature fireplace at the centre, presenting both a welcoming and stylish space to relax. This follows through to a generously sized open plan kitchen diner that is certain to impress, offering a versatile and impeccably presented space for enjoying family mealtimes and entertaining guests. The kitchen is complete with a vast range of sophisticated fitted base and wall units, along with complementary worktops providing plentiful surface space, and there is ample room for a substantial dining table ideally positioned in front of the French doors, which along with the feature skylights above, illuminate this space in daylight. This flows seamlessly into the second reception room where the elegant décor continues, and completing the ground floor accommodation is a bright and airy home office along with a convenient WC. The exceptional quality continues to the first floor, where you will find a grand total of four spacious double bedrooms, all beautifully presented and receiving an abundance of natural light. There is a deluxe three-piece family bathroom suite, and concluding the interior of the property is an additional luxurious shower room complete with a walk-in shower unit. Externally, this home further benefits from a delightful rear garden, made up of a neatly maintained lawn area, ideal for family recreational activities, as well as a smartly flagged patio area providing the perfect spot for al-fresco dining. To the front, a vast and well-maintained driveway accommodates off road parking for three vehicles.

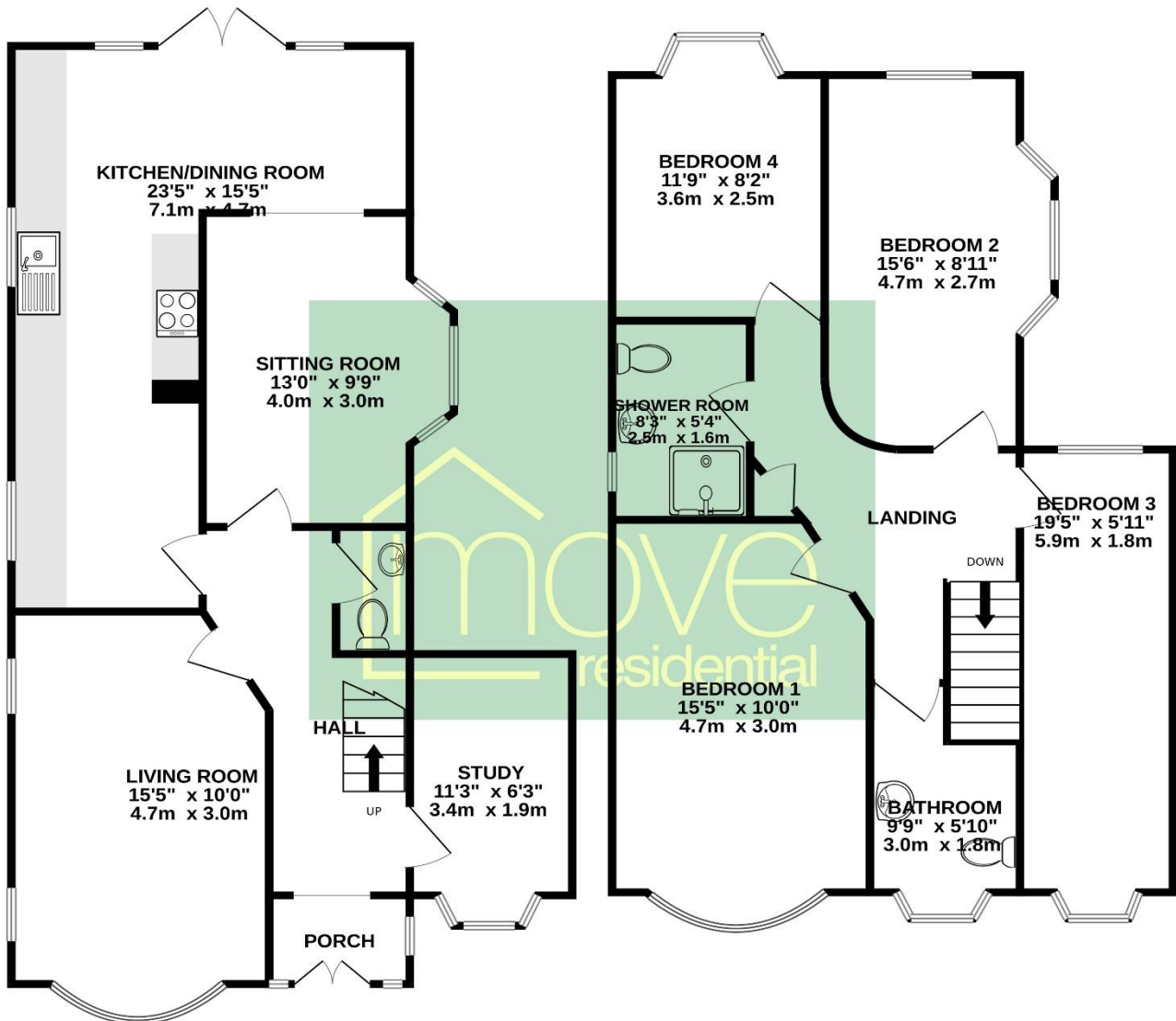
Location

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

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1347 sq.ft. (125.1 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 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.