



## Childwall Road, Wavertree, Liverpool, L15 6UT

- Stunning Three Bedroom Semi Detached Family Home
- Popular Residential Location - Close to Amenities
- Impressive Open Plan Kitchen & Diner
- Contemporary Family Bathroom
- Available for Sale with No Onward Chain
- Three Beautifully Presented Reception Rooms
- Generous Bedroom Accommodation
- Off Road Parking & Lovely Rear Garden



£425,000

























### **Description**

Standing proudly on Childwall Road in the popular and desirable area of Wavertree, L15, is this stunning three bedroom extended semi detached family home, welcomed to the sales market courtesy of appointed agents, Move Residential. Available for sale with no onward chain, the property has been recently updated throughout - enjoying a clean and contemporary decor throughout with spacious living proportions for the family to enjoy. In brief, the property comprises; a welcoming entrance hallway, a bright and spacious bay fronted family lounge with an eye catching feature fireplace and surround, a secondary reception to the rear elevation which also offers a fuel burner stove and French patio doors that open out to the lovely rear garden, and a converted garage which offers a third reception space which could be ideally used as an office space or playroom. Furthermore, there is an impressive open plan kitchen and diner which is ideal for casual dining and entertaining guests. The kitchen is bathed in natural light courtesy of the Atrium style roof with Velux windows and is complete with a range of stylish wall and base units with complementing work tops, a variety of integrated appliances and plentiful work surface space which incorporates a breakfast bar. Completing the ground floor is a convenient downstairs WC. As you ascend to the first floor where you will find two generously sized and well presented double bedrooms, a good sized single bedroom and a contemporary style, three piece family bathroom suite. Externally, to the front of the property, off road parking is provided, whilst to the rear, there is a stunning split level rear garden with a flagged patio area with stairs that lead down to a neatly manicured rear garden. Further benefits to the property include double glazing and gas central heating throughout.

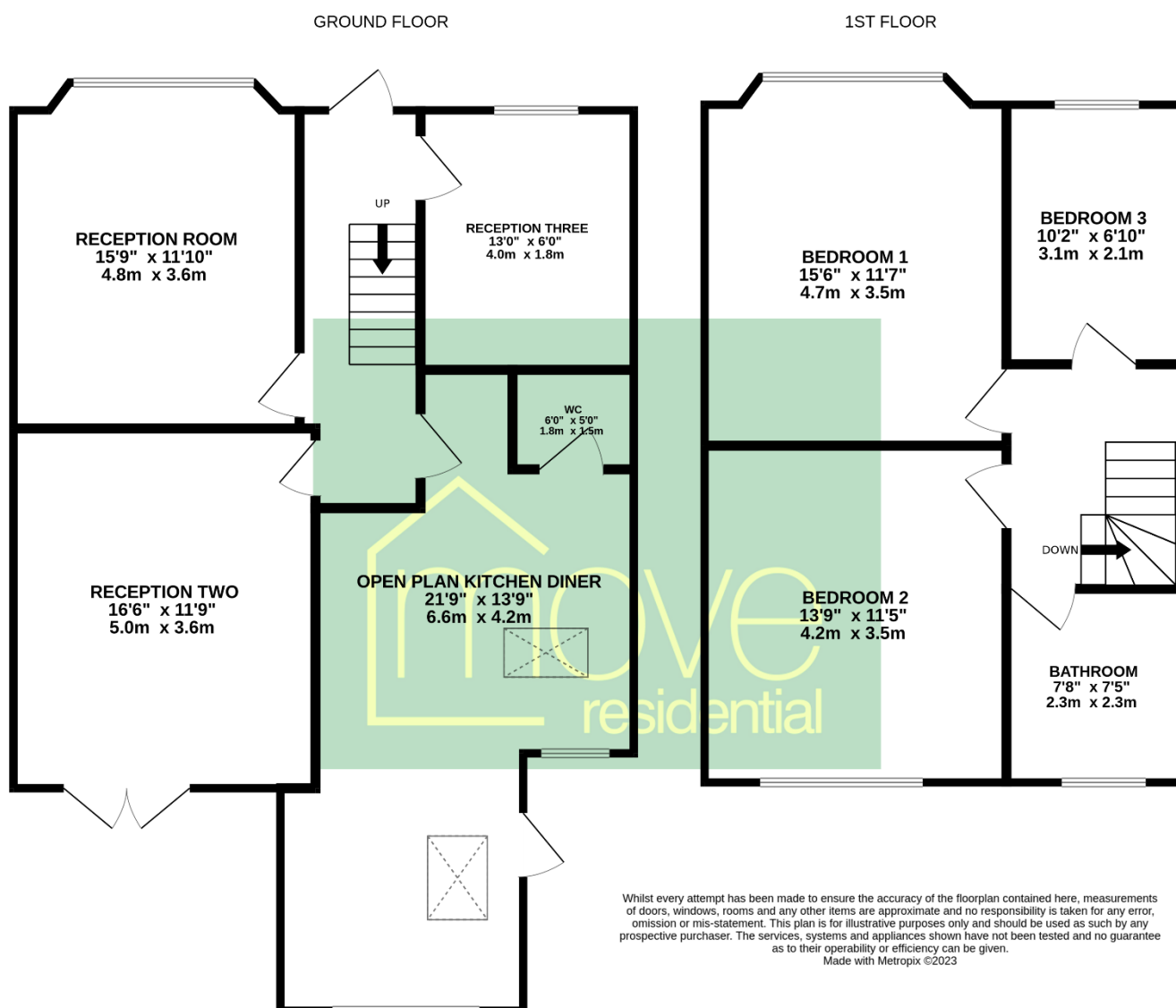
## Location

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.

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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.