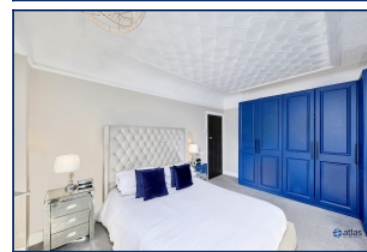


## Rocky Lane, Childwall, L16



**For Sale - £450,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Attractive Semi-detached Fully Refurbished House
- Sleek, Fully Fitted, Modern Open Plan Kitchen/dining/lounge Room with Sliding Doors Opening to the Beautifully Maintained Garden with Decking Area
- Additional Utility Room
- Convenient and Stylish Downstairs W.c
- Beautifully Spacious, Bright and Inviting Living/sitting Room with Large Bay Window
- Two Double Bedrooms - Master with Large Bay Window
- Third Bedroom Perfect for a Home Office or a Child's Room
- Attractive Modern Tiled Family Bathroom with Bath and Overhead Shower
- 2-car Driveway
- Garage/gym

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,440 square feet / 134 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob

### Description

Nestled along the tranquil and sought-after Rocky Lane in the heart of L16, Atlas Estate Agents are delighted to present this exquisite semi-detached home. Fully refurbished to the highest standards, this property exudes modern elegance and offers a perfect blend of comfort and style.

You are greeted by a beautifully spacious, bright, and inviting living room, where a large bay window floods the space with natural light, creating an airy and welcoming atmosphere. The sleek, open-plan kitchen, dining, and lounge area is the heart of the home, designed for both practicality and entertaining. This sophisticated space features fully fitted modern appliances and stylish finishes, with sliding doors that lead directly to a beautifully maintained garden. The garden, complete with a decking area, is the ideal spot for outdoor dining or simply unwinding in your own private oasis.

Convenience is key in this home, with a well-appointed utility room and a chic downstairs W.C. adding to the property's practicality.

Upstairs, the accommodation continues to impress. The master bedroom, generously proportioned and featuring a large bay window, offers a serene retreat

after a long day. The second bedroom is equally spacious, making it perfect for guests or family members. The third bedroom, versatile and cosy, is perfect for a child's room or a home office, catering to the modern lifestyle.

The family bathroom is a haven of relaxation, with contemporary tiling, a full-sized bath, and an overhead shower, ensuring a luxurious bathing experience.

Externally, this home boasts a 2-car driveway, providing ample off-street parking, and a garage that has been thoughtfully converted into a gym, perfect for fitness enthusiasts or additional storage.

This exceptional property on Rocky Lane offers not just a house, but a lifestyle. A viewing is highly recommended to fully appreciate the quality and character of this outstanding home.

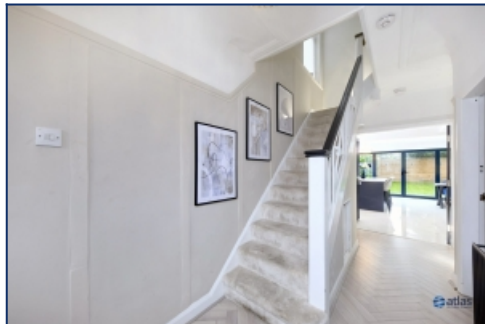
## Additional Images



Bedroom 2



Back Garden/Patio



Entrance/Hallway



Kitchen / Living Area



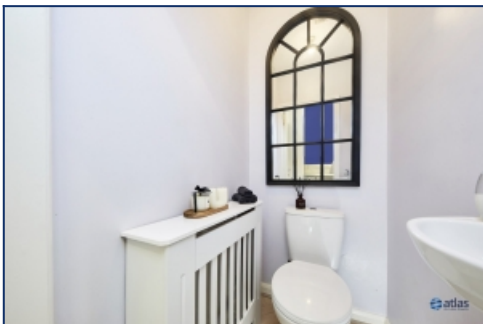
Kitchen / Living Area



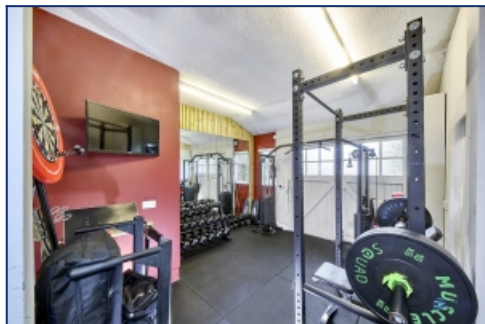
Kitchen / Living Area



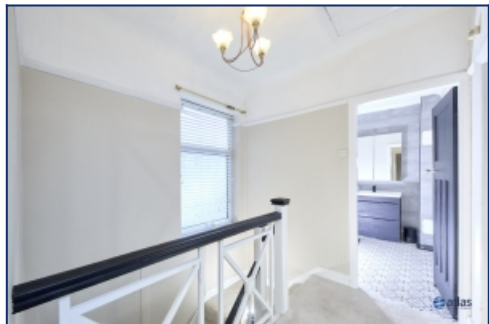
Laundry Room



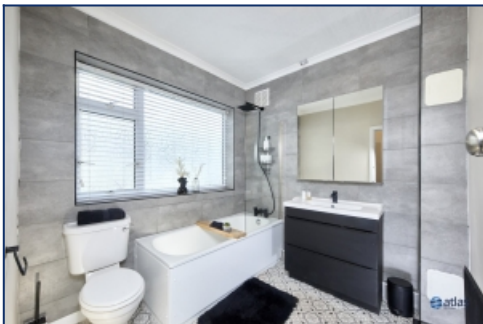
Downstairs W.c



Garage/Gym



Landing



Family Bathroom



Bedroom 1





Bedroom 3



Back Garden/Patio



Back Garden/Patio

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.