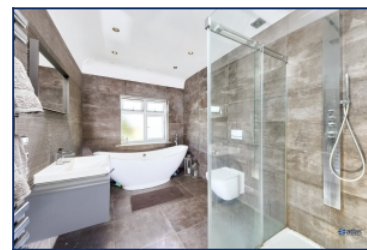
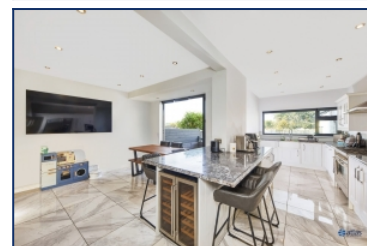
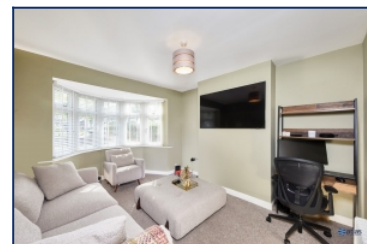


## Childwall Road, Childwall, L15



**For Sale - £410,000 Offers in Excess of**

### Key Features

- 4 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Bright and Airy Lounge with Large Bay Window
- Attractive Modern Kitchen with Plenty of Worktop Space, Storage and Gas Cooker
- Open Plan Kitchen / Dining / Living Area with Bi-Fold Doors Leading to Patio / Garden
- Convenient and Stylish Downstairs W.C
- Three Generously Sized and Well Presented Bedrooms - Master Bedroom with Large Bay Window
- Fourth Bedroom Perfect as Home Office / Childs Bedroom
- Beautifully Decorated Throughout - Light and Airy Rooms with High Ceilings
- Attractive Modern Tiled Bathroom with Freestanding Bath and Walk-in Shower
- Large Garden with Patio Area
- 1-Car Driveway and Mature Front Lawn

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 1,194 square feet / 111 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Ground Rent: £3 per quarter
- Parking: Off Street, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 09/07/1933 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 08/07/2932 (approx)
- Lease Term Remaining: 907 year(s) (approx)
- Service Charge: None
- Ground Rent: £3 per quarter

### Description

Atlas Estate Agents are delighted to bring to the market this charming semi-detached home, located on the highly sought-after Childwall Road, Childwall, L15. This superb four-bedroom property offers spacious and beautifully presented accommodation arranged over two floors, and is available with no onward chain.

Upon entering, you are greeted by a bright and airy lounge, complete with a large bay window that floods the space with natural light. The heart of the home is the stunning open-plan kitchen, dining, and living area, where bi-fold doors open onto a generous patio and garden, creating the perfect setting for entertaining. The kitchen itself is modern and well-equipped, offering ample worktop space, plenty of storage, and a gas cooker - ideal for any keen chef. A

convenient and stylish downstairs W.C. completes the ground floor.

Upstairs, you will find three generously sized and immaculately presented bedrooms, the master benefitting from another large bay window. A fourth bedroom, perfect for use as a home office or child's bedroom, adds flexibility to the accommodation. The bathroom is a standout feature of the property, with attractive modern tiling, a luxurious freestanding bath, and a walk-in shower, providing the ultimate space to unwind.

Outside, the property boasts a large rear garden with a spacious patio, ideal for alfresco dining. The mature front lawn and 1-car driveway offer both charm and practicality.

With light and airy rooms, high ceilings, and a contemporary feel throughout, this beautifully decorated home is ready to move into and is perfectly suited for modern family living. Early viewing is highly recommended.

## Additional Images



Bedroom 1



Garden



Hallway



W.c



Kitchen



Kitchen



Living Area



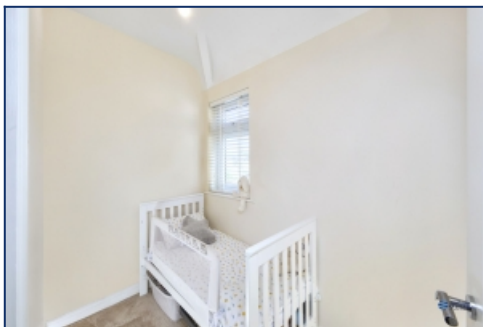
Landing



Bedroom 2



Bedroom 3



Bedroom 4



Patio





Garden

Floor Plans



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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.