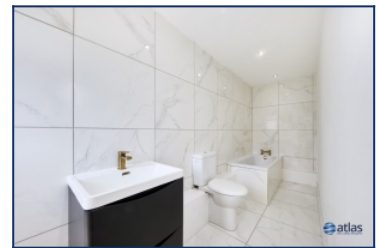


## Burford Road, Childwall, L16



**For Sale - £250,000 Offers in Excess of**

### Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- No Onward Chain
- Well Maintained & Presented Throughout
- Spacious Reception Room with Media Wall
- Open Plan Kitchen/Dining Room with Patio Doors to Rear
- Contemporary Kitchen with Appliances Included
- Convenient Recently Renovated Downstairs Bathroom and Modern Upstairs Shower Room
- Three Bright and Airy Bedrooms
- Large South Facing Garden
- Garage Conversion Accessible Via the Garden - Perfect for Use as a Home Office
- Highly Sought After L16 Location - Close to a Wealth of Amenities, Great Schools and Excellent Public Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 76 square metres / 823 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Microwave, Fridge/Freezer, Washing Machine

### Description

Step into a world of modern comfort and timeless charm with this stunning semi-detached house, proudly presented by Atlas Estate Agents. Nestled in the heart of the sought-after Burford Road, Childwall, L16, this property epitomizes luxurious suburban living.

Upon entering, you're greeted by a meticulously maintained interior spanning two floors. The ground floor boasts a spacious reception room adorned with a captivating media wall, perfect for unwinding or entertaining guests. Flowing seamlessly from here is the open-plan kitchen and dining area, featuring sleek contemporary design and patio doors leading to the expansive rear garden.

The kitchen itself is a culinary enthusiast's dream, complete with high-end appliances and ample storage space. For added convenience, a recently renovated downstairs bathroom offers modern comfort, while an upstairs shower room ensures practicality meets style.

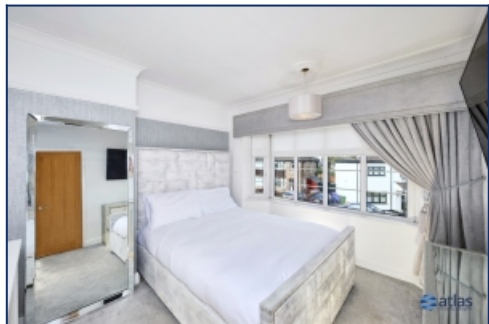
Upstairs, three bright and airy bedrooms await, providing tranquil retreats for the whole family. Outside, a large south-facing garden beckons, offering a private oasis for outdoor gatherings or relaxation in the sun.

Adding to the allure is the converted garage, accessible via the garden, presenting an ideal space for a home office or additional living area. With no onward chain, this property promises a smooth transition for its lucky new owners.

Benefiting from its prime location, residents will enjoy easy access to a wealth of amenities, renowned schools, and excellent public transport links, making it the perfect setting for modern family living.

Don't miss the opportunity to make this exceptional residence your own and schedule your viewing today!

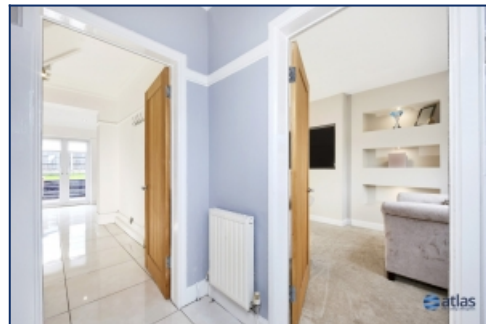
## Additional Images



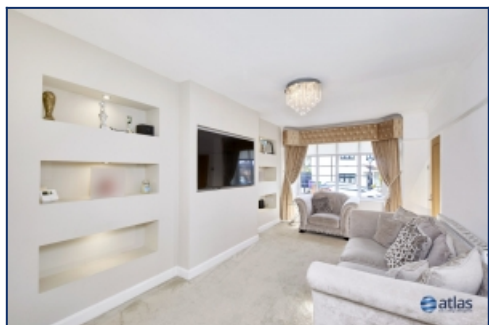
Bedroom 1



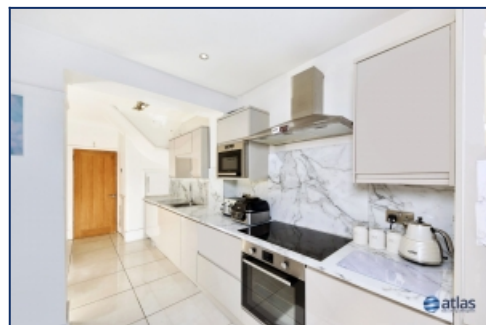
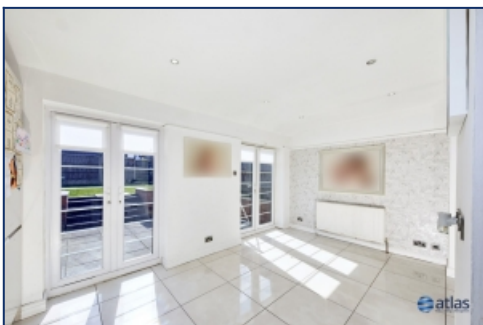
Garden



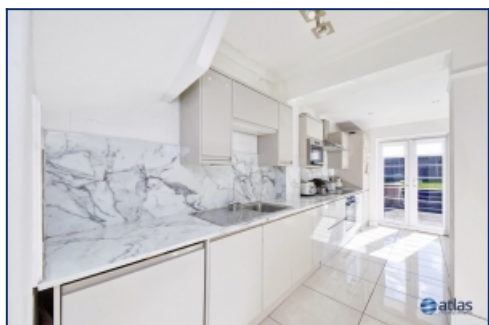
Hallway



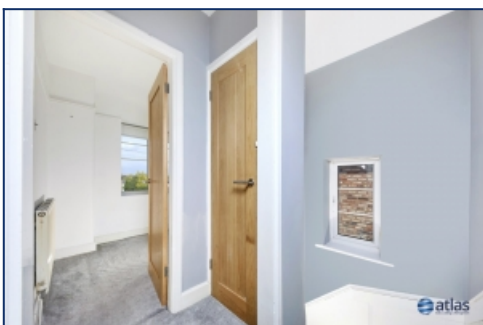
Dining Area



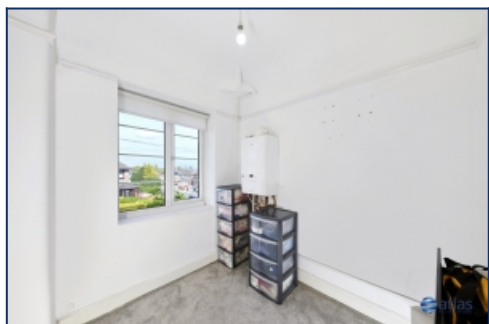
Kitchen



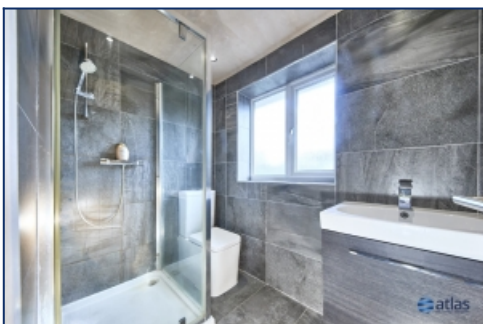
Kitchen



Landing



Bedroom 3



Shower Room

## 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.