

## Bampton Road, Childwall, L16



For Sale - £260,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: E
- No Onward Chain
- Opportunity to Add Value Through Refurbishment
- Spacious Open Plan Reception Room with Doors to Rear
- Fitted Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Large Garden with Patio Area
- Large Garage for Storage/Parking
- Close to a Wealth of Amenities, Great Schools, Local Green Spaces and Excellent Transport Links
- Highly Desirable Area of L16

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 85 square metres / 914 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker

### Description

Presented to the market by Atlas Estate Agents, this charming semi-detached house on Bampton Road, Childwall, L16, offers an exceptional opportunity to create a family home in one of the area's most sought-after locations. Spread over two floors, the property boasts a spacious and welcoming layout, ideal for those looking to add their own personal touch.

Upon entering, you are greeted by a generously proportioned open-plan reception room, bathed in natural light, with double doors leading directly to a large garden and patio area. The fitted kitchen offers ample space and overlooks the garden.

Upstairs, the property comprises three good-sized bedrooms, each offering ample space and flexibility for modern family living. A family bathroom serves these rooms, providing a functional and comfortable space for daily routines.

Externally, the property features a large garden, offering plenty of room for outdoor activities or potential landscaping projects. Additionally, a substantial garage provides convenient storage or parking space, adding to the overall practicality of this home.

With no onward chain, this property is ready for its new owners to move in and start their next chapter. The potential for refurbishment presents a unique

opportunity to tailor the space to your preferences and add significant value.

Situated in the highly desirable area of Childwall, L16, the house is within close proximity to an array of amenities, well-regarded schools, lush green spaces, and excellent transport links. This is a rare chance to acquire a property in a prime location that combines comfort, convenience, and the potential to create your dream home.

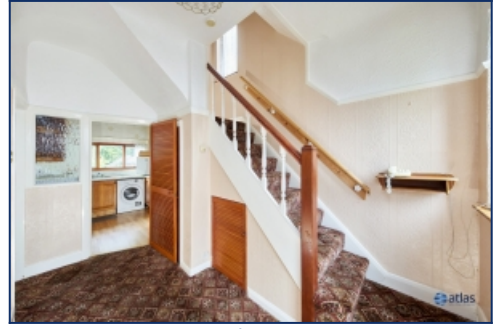
## Additional Images



Bedroom 2



Back



Staircase



Reception Room



Reception Room



Kitchen



Landing



Bedroom 1



Bedroom 3

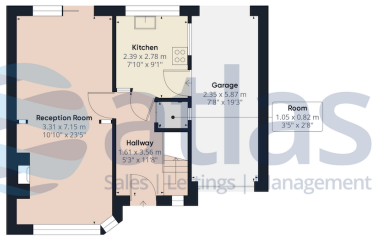


Bathroom

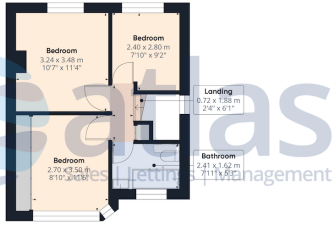


Garden

## Floor Plans



Ground Floor



Floor 1

Approximate total area\*  
84.03 m<sup>2</sup>  
914.18 sq ft

(\*) Excluding balconies and terraces

Atlas Estate Agents has been made the agent of record, all measurements are approximate and for guide. This floor plan is for Australian purposes only. Calculations are based on RICS IPMS 3C standard.

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