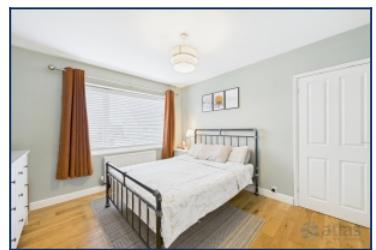


## Thornton Road, Childwall, L16



## For Sale - £315,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Situated in the Highly Sought-After L16 Area of Childwall
- Bright and Welcoming Lounge Featuring a Charming Fireplace
- Stylish Modern Fitted Kitchen
- Extended Utility Room Providing Additional Storage and Workspace
- Dining Room with Sliding Doors Opening Onto the Rear Garden
- Two Generous Double Bedrooms Plus a Versatile Third Bedroom
- Contemporary Family Bathroom
- Garage and Driveway Providing Off-Road Parking
- Well-Maintained Flagged Garden with Attractive Decking Area
- Ideally Located Within Walking Distance of Broad Green Station

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 1,217 square feet / 113 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 10/02/1964 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 09/02/2963 (approx)
- Lease Term Remaining: 936 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn

### Description

Brought to the market by Atlas Estate Agents, this delightful three-bedroom semi-detached home on Thornton Road, Childwall, L16, offers a wonderful blend of comfort, style and practicality in one of South Liverpool's most desirable locations.

Set across two well-planned floors, the property welcomes you with a bright and inviting lounge, where a charming fireplace creates a warm focal point for family gatherings. The adjoining dining room is perfect for entertaining, featuring sliding doors that open directly onto the beautifully maintained rear garden, complete with a flagged patio and attractive decking area — a lovely spot to unwind or host summer get-togethers.

The modern fitted kitchen boasts sleek cabinetry and ample worktop space, leading seamlessly into an extended utility room that provides valuable additional storage and workspace. Upstairs, you'll find two generous double bedrooms and a versatile third bedroom, ideal for a home office, nursery or

guest room. The contemporary family bathroom completes the accommodation, finished to a high standard with stylish fixtures and fittings.

Externally, the property benefits from a garage and driveway, offering convenient off-road parking. The rear garden is a particular highlight, as it backs directly onto the picturesque Court Hey Park. This award-winning public park is one of the area's most cherished green spaces, featuring open fields, woodland walks, wildflower meadows and beautifully kept gardens. The property enjoys a direct gate providing private access into the park — perfect for dog walks, morning runs or relaxed weekend strolls.

Court Hey Park is also home to a popular independently run café, which has become a local favourite thanks to its warm atmosphere and great coffee. The park itself is often bustling with families, walkers and cyclists, giving the area a vibrant, community-focused feel. Despite its proximity, the property is not overlooked, offering a wonderful sense of privacy while still benefiting from the scenic outlook and tranquil backdrop of the park.

Perfectly positioned in the highly sought-after L16 area of Childwall, this home enjoys easy access to local amenities, excellent schools and transport links, with Broad Green Station just a short stroll away.

A wonderful opportunity to purchase a home of quality and character in a prime location — early viewing is highly recommended.

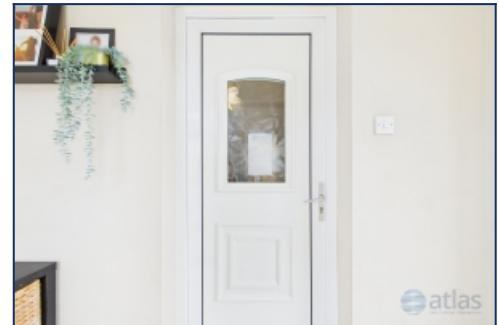
## Additional Images



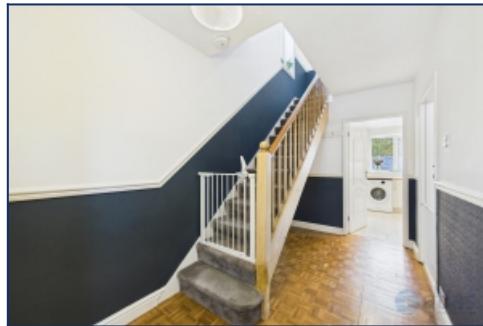
Bathroom



Entrance Porch



Entrance Porch



Hallway



Hallway



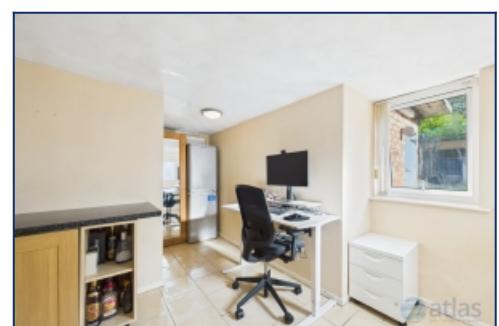
Lounge



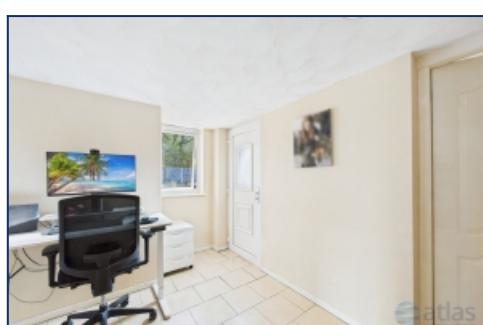
Kitchen



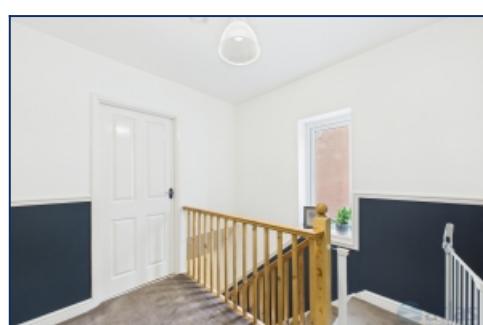
Dining Area



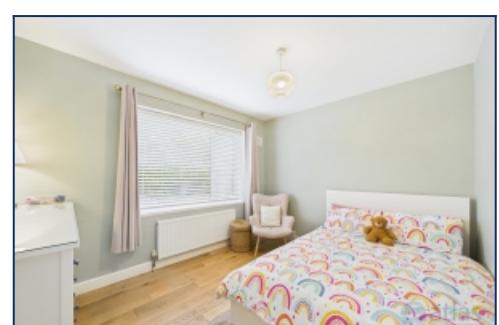
Utility Room



Utility Room



Landing



Bedroom



Bedroom



Garden



Garden



Garden



Garden



Aerial View

## 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.