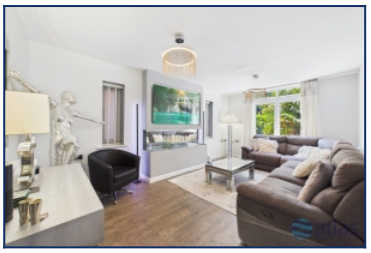
Childwall Lane, Childwall, L25









For Sale - £600,000 Offers in Excess of

Key Features

- 5 Bedroom 4 Bathroom Detached House
- EPC Rating: C
- Stunning Reception Room with Media Wall and Plenty of Natural Light
- Open-Plan Kitchen and Dining Area with Integrated Oven and Microwave, Dishwasher and Fridge Freezer
- French Doors from the Kitchen Leading to the Garden
- Convenient Downstairs Utility Room and Wc
- Five Bedrooms with Fitted Wardrobes
- Two En-Suites and Two Further Bathrooms
- Spacious Garden and Garage for Storage
- Driveway with Secure Off-Street Parking
- Situated on Childwall Lane at the Bottom of Rockbourne Avenue, Desirable L25 Postcode
- Beautifully Presented Throughout

Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 179 square metres / 1,924 square feet
- Council Tax Band: G
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Double Oven (Electric), Hob (Ceramic), Microwave, Fridge/Freezer, Washing Machine, Dishwasher

Description

Atlas Estate Agents are delighted to bring to the market this beautifully presented five-bedroom detached family home, occupying a prestigious position on the ever-popular Childwall Lane in the heart of Childwall, L25. Offering spacious and versatile accommodation arranged across three thoughtfully designed floors, this exceptional property combines contemporary style with practical family living.

Upon entering, you are welcomed into a bright and inviting home, where a stunning reception room creates an impressive first impression. Bathed in natural light and featuring a striking media wall, it provides the perfect setting for both relaxing evenings and entertaining guests.

At the heart of the home lies a superb open-plan kitchen and dining area, thoughtfully designed to cater to modern lifestyles. Complete with integrated appliances, this stylish space is perfect for family meals and social occasions alike. French doors open seamlessly onto the generous rear garden, creating a wonderful connection between indoor and outdoor living during the warmer months. A separate utility room and convenient ground floor WC further enhance the practicality of the home.

The upper floors provide five generously proportioned bedrooms, each benefiting from fitted wardrobes to maximise storage. The impressive principal bedroom is complemented by a luxurious en-suite featuring both a walk-in shower and a separate bath, while a second bedroom also benefits from its own en-suite shower room. Two further family bathrooms, each fitted with both a bath and separate shower, provide exceptional convenience for larger families and visiting guests.

Externally, the property continues to impress with a spacious rear garden, offering ample room for children to play, outdoor entertaining, and al fresco dining. A garage provides excellent additional storage, while the private driveway offers secure off-street parking.

Beautifully presented throughout and situated in one of South Liverpool's most sought-after residential locations, this outstanding detached home presents a rare opportunity to acquire a substantial family property in a prime Childwall setting. Positioned on Childwall Lane at the junction with Rockbourne Avenue, the property enjoys close proximity to excellent schools, local amenities, and superb transport links.

Additional Images


First Floor Bathroom One


Hallway


Reception Room

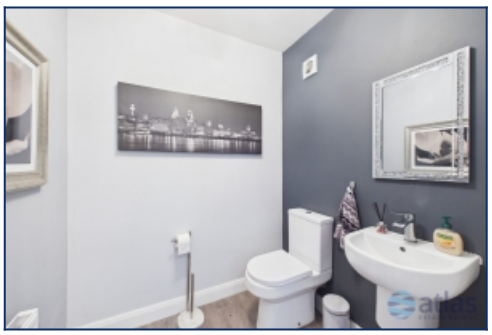

Kitchen


Kitchen


Kitchen

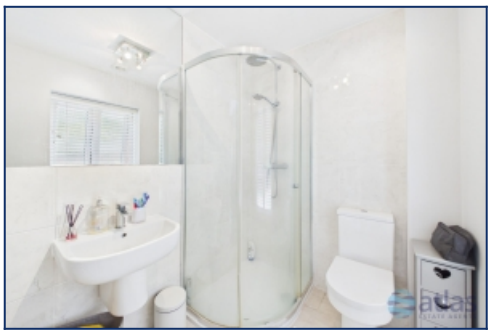

Kitchen


Utility


Downstairs Wc


Landing


Principal Bedroom


Principal Bedroom En-suite

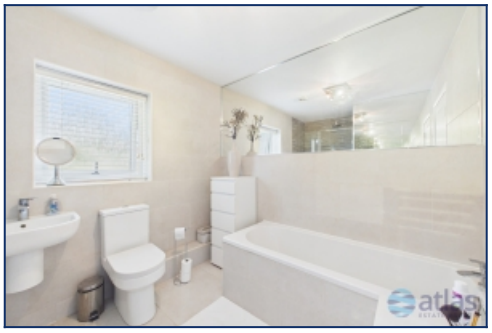

Bedroom Two


Bedroom Two


Bedroom Two


Bedroom Three


Bedroom Three


First Floor Bathroom One


First Floor Bathroom Two


First Floor Bathroom Two


Bedroom Four


Bedroom Four


Bedroom Five


Bedroom Five


Second Floor Bathroom


Aerial View Of Plot


Garden



Garden

Floor Plans



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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.