

Bowland Avenue, Childwall, L16



For Sale - £290,000 Offers Over

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- No Onward Chain
- Spacious Open-Plan Living, Kitchen, and Dining Area, Ideal for Modern Living.
- Elegant Parquet Flooring in the Lounge, Adding Character and Warmth.
- Stylish, Contemporary Kitchen with Integrated Appliances and a Central Island.
- Convenient Downstairs W.c. and Utility Space
- Two Double Bedrooms Plus a Versatile Third Bedroom
- Sleek, Fully Tiled Shower Room with Modern Fittings
- Private, Well-Maintained Rear Garden and Outside Multi-Purpose Building with Power
- Generous Driveway Providing Ample Off-Road Parking
- Situated in the Highly Sought-After L16 Area, Close to Excellent Amenities

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 885 square feet / 82 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £6 per annum
- Parking: Off Street, Driveway
- Outside Space: Back Garden
- Heating/Energy: Double Glazing, Air Conditioning
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Fridge, Freezer, Dishwasher

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 24/06/1936 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 23/06/2935 (approx)
- Lease Term Remaining: 909 year(s) (approx)
- Service Charge: None
- Ground Rent: £6 per annum

Description

Brought to the market by Atlas Estate Agents, this beautifully presented semi-detached house on Bowland Avenue, Childwall, L16, offers an exceptional blend of space, style, and convenience - all with no onward chain, making it an unmissable opportunity for discerning buyers.

Situated opposite an open green space and offering plenty of parking options, this home enjoys an enviable position in a peaceful and family-friendly setting.

Spread gracefully over two floors, the property welcomes you with a sense of warmth and elegance from the moment you step inside. The heart of the home is a spacious open-plan living, kitchen, and dining area, thoughtfully designed to suit modern lifestyles. Whether you're entertaining guests or enjoying a quiet night in, this versatile space offers the perfect setting.

The lounge boasts charming parquet flooring, adding character and a touch of timeless appeal, while the contemporary kitchen features integrated appliances and a central island, ideal for both casual breakfasts and evening gatherings. A convenient downstairs W.C. and utility space adds further practicality, making busy daily routines that bit easier.

Upstairs, you'll find two generously sized double bedrooms, alongside a versatile third bedroom - perfect as a home office, nursery, or dressing room. The stylish, fully tiled shower room is fitted with sleek, modern fixtures, offering a luxurious retreat at the end of the day.

Step outside to discover a private, well-maintained rear garden, providing an ideal space for outdoor dining, children's play, or simply unwinding in peaceful surroundings. The garden also benefits from a multi-purpose outbuilding with power, ideal for use as a summer house, office, or workshop - adding fantastic versatility to the property.

To the front, a generous driveway offers ample off-road parking, further complemented by plenty of on-street parking options for visitors.

Located in the highly sought-after L16 area, this property is within easy reach of excellent schools, transport links, and local amenities - making it the perfect choice for families, professionals, and anyone seeking a vibrant yet peaceful place to call home.

Early viewing is highly recommended.

Additional Images



Bedroom



Hallway



Lounge



Lounge



Living Area / Kitchen



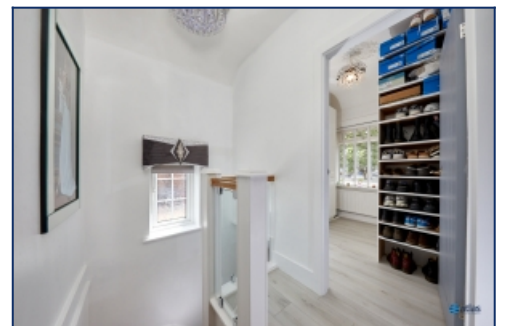
Living Area / Kitchen



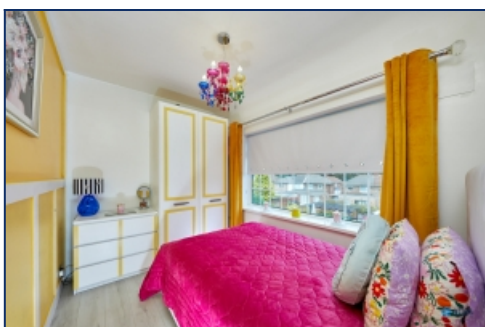
Kitchen



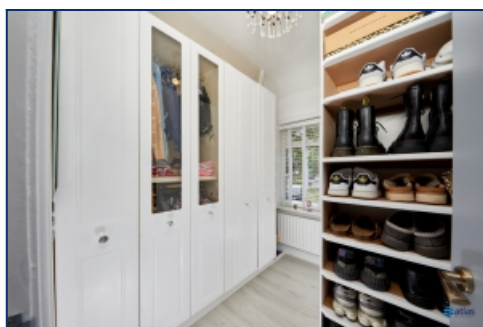
Downstairs W.c./Utility Room



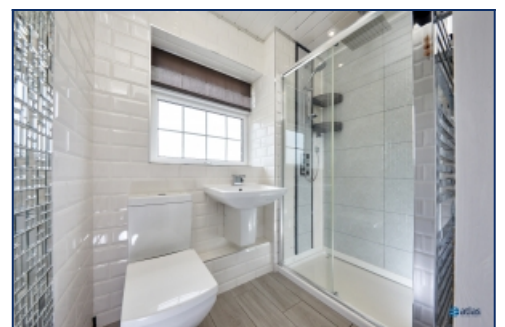
Landing



Bedroom



Bedroom



Bathroom



Garden



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.