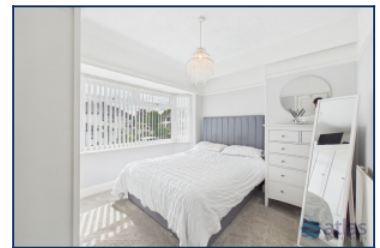


## Christopher Way, Childwall, L16



**For Sale - £280,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Impressive Contemporary Kitchen Fitted with Sleek Integrated Appliances and Modern Finishes Throughout
- Two Elegant Reception Rooms, Divided by Charming French Doors, Featuring Plush Carpeting and a Beautiful Bay Window
- Bright and Airy Sun Room with French Doors Opening Directly Onto the Garden
- Spacious Principal Bedroom with a Striking Bay Window and Fitted Carpet, Alongside Two Further Generously Proportioned Bedrooms
- Stylish First-Floor Shower Room Finished to a High Standard
- Beautifully Maintained Rear Garden with an Attractive Patio Area, Ideal for Outdoor Entertaining
- Private Driveway with Adjoining Garden, Providing Off-Road Parking
- Situated in the Highly Sought-After Residential Area of L16

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 80 square metres / 861 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Microwave, Fridge, Freezer, Washing Machine

### Description

Brought to the market by Atlas Estate Agents, this charming three-bedroom semi-detached home on Christopher Way offers beautifully presented accommodation across two floors in the heart of the ever-popular L16 postcode. Perfectly balancing contemporary style with warm, welcoming living spaces, this property is ideally suited to growing families and discerning buyers alike.

At the heart of the home is an impressive modern kitchen, thoughtfully designed with sleek integrated appliances, stylish cabinetry and high-quality finishes throughout, creating a sophisticated yet practical space for everyday living. The ground floor further benefits from two elegant reception rooms, seamlessly connected by charming French doors. Plush carpeting, tasteful décor and a striking bay window combine to create bright and inviting spaces ideal for both relaxing and entertaining.

To the rear, a delightful sun room floods the property with natural light and provides a tranquil setting overlooking the garden, with French doors opening directly onto the patio for effortless indoor-outdoor living.

Upstairs, the spacious principal bedroom enjoys a beautiful bay window and fitted carpeting, while two further generously proportioned bedrooms offer versatile accommodation for family life, guests or home working. Completing the first floor is a stylishly appointed shower room, finished to an exceptional standard with contemporary fittings and elegant detailing.

Externally, the property continues to impress with a beautifully maintained rear garden featuring an attractive patio area, perfectly suited to al fresco dining and summer entertaining. To the front, a private driveway and adjoining garden provide valuable off-road parking.

Situated within the highly sought-after residential area of Childwall, this superb home enjoys excellent access to local amenities, reputable schools and transport links, making it an outstanding opportunity in one of South Liverpool's most desirable neighbourhoods.

## Additional Images



Bathroom



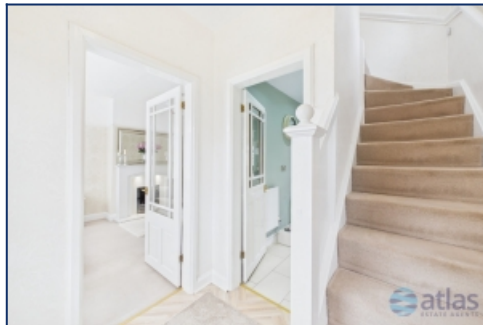
Garden



Front Elevation



Front Garden



Hallway



Hallway



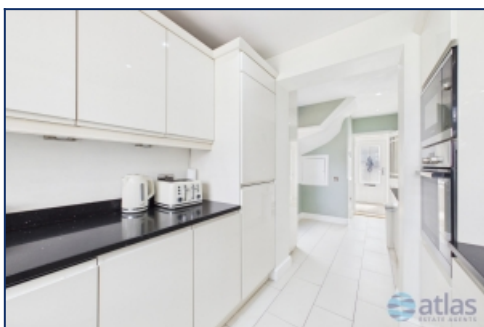
Kitchen



Kitchen



Kitchen



Kitchen



Reception Room



Reception Room



Dining Room

Dining Room

Dining Room

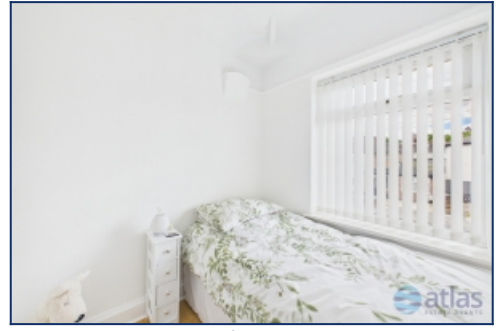
Dining Room



Dining Room



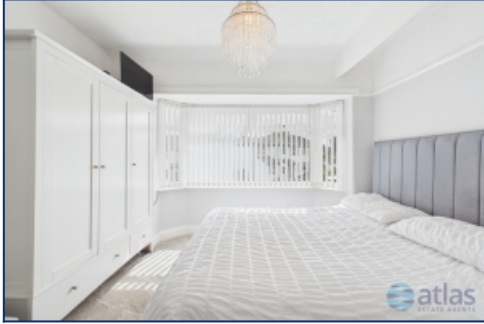
Sun Room



Sun Room

Bedroom 1

Bedroom 2



Bedroom 3

Garden

Garden



Garden

Garden

Aerial View Of Garden



Aerial View Of Property

## 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.