

## Hilltop Road, Childwall, L16



**For Sale - £450,000 Offers Over**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Spacious and Light-Filled Rooms Throughout
- Lounge with Bay Window and Feature Fireplace
- Generous Additional Reception/Dining Room with Velux Windows
- Contemporary Kitchen with Modern Fittings
- Convenient Downstairs W.c.
- Two Double Bedrooms with Fitted Wardrobes
- Versatile Third Bedroom, Perfect for a Home Office or Child's Room
- Separate W.c. and Bathroom with Both Bath and Shower
- Large, Well-Maintained Garden and Private Driveway
- Sought-After Location in the Prestigious L16 Area

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,184 square feet / 110 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Garage
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Hob (Gas), Oven (Gas)

### Description

A Charming Semi-Detached Home in the Heart of Childwall

Brought to the market by Atlas Estate Agents, this delightful three-bedroom semi-detached home on the highly sought-after Hilltop Road, L16, offers an exceptional blend of comfort, style, and practicality.

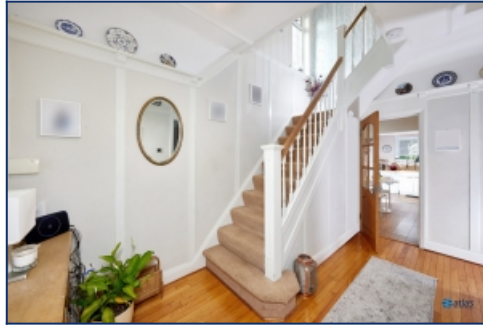
Stepping inside, you are welcomed by a bright and spacious lounge, where a beautiful bay window bathes the room in natural light, complementing the elegant feature fireplace. A generous second reception/dining room, enhanced by stylish Velux windows, provides a versatile space ideal for entertaining or relaxed family living. The heart of the home is the contemporary kitchen, complete with modern fittings and ample storage, while a convenient downstairs W.C. adds to the practicality of the layout.

Ascending to the first floor, you'll find two well-proportioned double bedrooms, both featuring fitted wardrobes, alongside a versatile third bedroom, perfect as a home office or child's room. A separate W.C. and a well-appointed bathroom with both bath and shower complete this thoughtfully arranged level.

Outside, the property boasts a large, well-maintained garden, offering a tranquil retreat, while the private driveway ensures off-road parking. Nestled in the prestigious L16 postcode, this home enjoys a prime location within Childwall, surrounded by excellent local amenities, schools, and transport links.

A perfect opportunity for families and professionals alike, this charming home is not to be missed. Contact Atlas Estate Agents today to arrange a viewing!

## Additional Images



Hallway



Hallway



Lounge



Reception Room



Reception /Dining Room



Kitchen



Kitchen



W.c



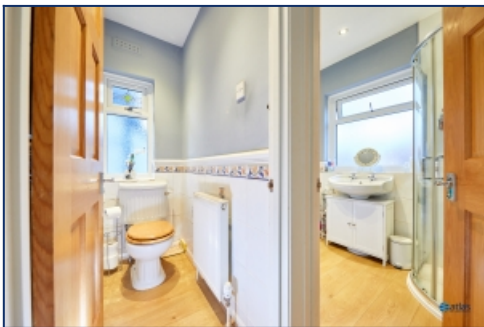
Landing



Bedroom Two



Bedroom Three



W.c



## 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.