

## Christopher Way, Childwall, L16



## For Sale - £280,000 Guide Price

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- Highly Sought-after L16 Postcode
- Bright and Airy Lounge Featuring a Cosy Fireplace
- Stylish and Spacious Extended Kitchen/diner
- Practical Utility Area
- Handy Storage Cupboard Off the Kitchen
- Two Double Bedrooms
- Third Bedroom Utilised as Wardrobe
- Contemporary Shower Room with Quality Fixtures
- Private Driveway Providing Off-road Parking
- Beautifully Maintained Rear Garden

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 77 square metres / 829 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Ground Rent: £3 per annum
- Parking: Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob, Fridge/Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 24/06/1934 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 23/06/2933 (approx)
- Lease Term Remaining: 907 year(s) (approx)
- Service Charge: None
- Ground Rent: £3 per annum

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented semi-detached residence on Christopher Way, Childwall, L16 offers a harmonious blend of style, comfort, and practicality—perfectly suited to modern family life.

Set across two well-proportioned floors, the home welcomes you with a bright and airy reception lounge, complete with a charming fireplace that adds warmth and character to the space. The heart of the home lies in the extended kitchen/diner—a stylish and spacious area ideal for both relaxed family meals and entertaining. With sleek finishes, ample surface space, and a practical utility area, it's a true culinary haven. A handy storage cupboard off the

kitchen adds to the functionality of the layout.

Upstairs, the property offers two generously sized double bedrooms, along with a third bedroom that is utilised as a walk-in wardrobe—perfect for those seeking extra storage or a dedicated dressing space. The contemporary shower room features quality fixtures and a tasteful finish, adding a touch of luxury to the everyday routine.

Outside, a private driveway offers convenient off-road parking, while the beautifully maintained rear garden provides a tranquil setting for outdoor enjoyment throughout the seasons.

Located in the highly sought-after L16 postcode, this home offers not just a place to live, but a lifestyle—within easy reach of excellent schools, transport links, and local amenities.

A true gem in the heart of Childwall—viewings are highly recommended.

## Additional Images



Bathroom



Hallway



Lounge



Kitchen



Kitchen



Utility Room



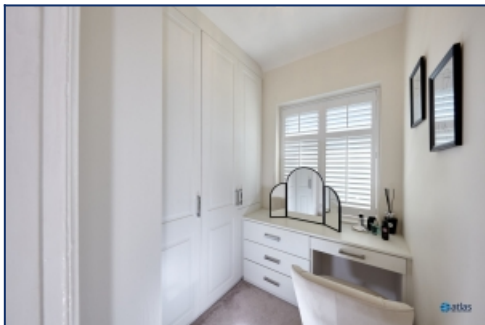
Landing



Bedroom

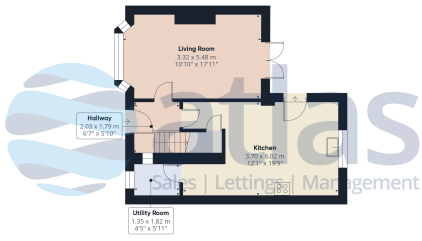


Bedroom

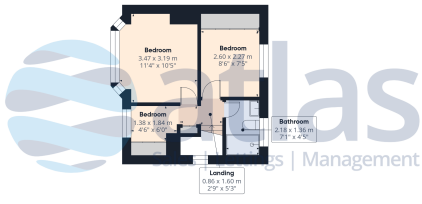


Bedroom

## Floor Plans



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
71.3 m<sup>2</sup>  
769 sq<sup>ft</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements and dimensions are to walls. The floor plan is for information only only. Calculations were based on 2011 prices. All standard professional conditions apply and the party and therefore may not comply with the 2011 prices.

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