

## Wallgate Road, Childwall, L25



For Sale - £350,000 Offers in Excess of

### Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: D
- Driveway Providing Off-Road Parking for Two Cars
- Spacious Reception Room with Fitted Carpet and Feature Fireplace
- Convenient Ground-Floor Shower Room
- Modern Fitted Kitchen with Integrated Appliances and Breakfast Bar
- Three Generously Sized Bedrooms with an Upstairs Family Bathroom
- Attractive Feature Stained Glass Windows
- Large, Well-Maintained Garden with Paved Patio Area
- Reception Room and Dining Room Separated by Stylish Bi-Folding Doors
- Ideally Situated Close to Childwall Woods, Offering Excellent Opportunities for Walks and Outdoor Leisure
- Well Placed for a Range of Highly Regarded Local Schools

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 82 square metres / 885 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Hob (Gas)

### Description

Brought to the market by Atlas Estate Agents, this charming semi-detached house on Wallgate Road, Childwall, L25, offers a delightful blend of character and modern living.

Set over two well-proportioned floors, the accommodation comprises a spacious reception room, a separate dining area, a modern fitted kitchen, three generously sized bedrooms, and two bathrooms. The reception room, complete with a feature fireplace and fitted carpet, flows seamlessly into the dining room, which is elegantly separated by stylish bi-folding doors—perfect for entertaining or family life.

The kitchen has been thoughtfully designed with integrated appliances and a breakfast bar, while a convenient ground-floor shower room adds practicality to the layout. Upstairs, the three bedrooms are bright and airy, served by a contemporary family bathroom, with attractive feature stained glass windows adding a touch of character throughout.

Externally, the property benefits from a driveway providing off-road parking for two cars and a large, well-maintained garden with a paved patio area—ideal

for alfresco dining or relaxing in the sunshine.

Nestled in a sought-after location, the home is perfectly placed for access to Childwall Woods, offering excellent opportunities for walks and outdoor leisure, as well as a range of highly regarded local schools.

This delightful semi-detached house combines comfortable living with timeless appeal, making it an ideal family home in one of Childwall's most desirable streets.

## Additional Images



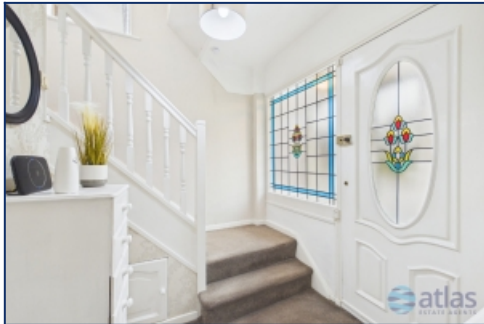
Reception Room



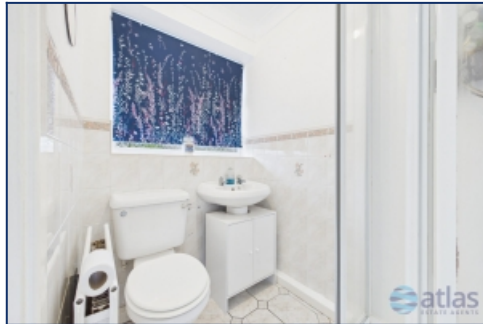
Kitchen



Hallway



Hallway



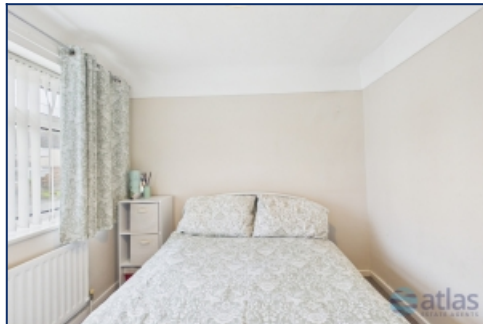
Shower Room



Bedroom 1



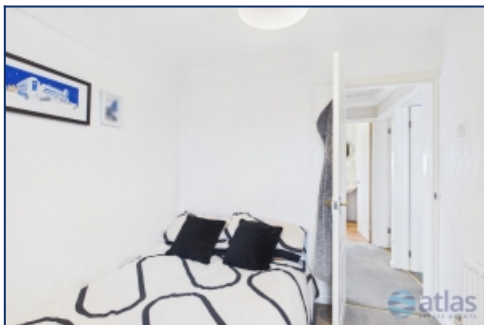
Bedroom 1



Bedroom 2



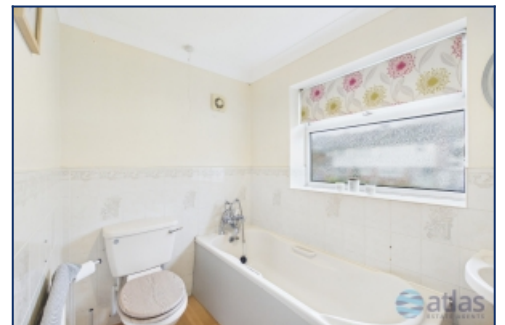
Bedroom 2



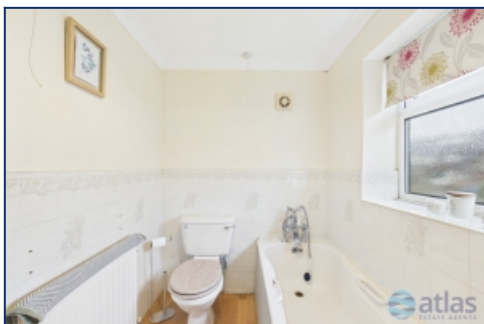
Bedroom 3



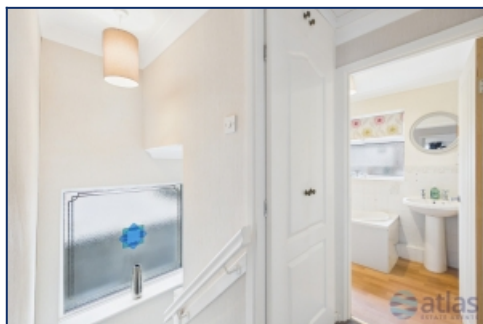
Bedroom 3



Bathroom



Bathroom



Landing



Garden



Garden



Garden



Garden



Arial View

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk  
Website: www.atlasestateagents.co.uk

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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.