

## Okehampton Road, Childwall, L16



**For Sale - £400,000 Offers in Excess of**

### Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Generously Extended Open-Plan Kitchen and Dining Area
- Separate and Practical Utility Space
- Attractive Bay Windows Enhancing Natural Light
- Feature Fire Surrounds in Both Reception Rooms
- Substantial Rear Garden with a Decked Entertaining Area
- Private Driveway Providing Off-Street Parking
- Convenient Ground-Floor Shower Room
- Contemporary Family Bathroom with Modern Fittings
- One Double Bedroom Further Benefits from a Walk-In Wardrobe
- Fully Boarded Loft Space with Installed Electrics

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 105 square metres / 1,130 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Patio/Decking, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 09/07/1933 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 08/07/2932 (approx)
- Lease Term Remaining: 906 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn

### Description

Brought to the market by Atlas Estate Agents, this attractive semi-detached home occupies a sought-after position on Okehampton Road in the ever-popular Childwall area of L16.

Arranged over two well-proportioned floors, the property offers a wonderfully balanced blend of character and contemporary family living. Upon entering, you are greeted by two inviting reception rooms, one enhanced by attractive bay windows that flood the space with natural light, and the other featuring French doors that open directly onto the rear garden. Feature fire surrounds in both rooms provide charming focal points, creating warm and welcoming areas ideal for relaxing or entertaining.

To the rear, the home truly comes into its own with a generously extended open-plan kitchen and dining area. This impressive space has been designed with modern living in mind, offering ample room for family meals and social gatherings alike. A separate and highly practical utility room keeps everyday essentials neatly tucked away, while a convenient ground-floor shower room adds flexibility for busy households.

Upstairs, three well-appointed bedrooms provide comfortable accommodation. One of the double bedrooms enjoys the added luxury of a walk-in wardrobe, offering excellent storage without compromising on space. The contemporary family bathroom is finished with modern fittings, delivering a clean and stylish retreat.

Externally, the property continues to impress. A private driveway provides valuable off-street parking, while to the rear lies a substantial garden featuring a decked entertaining area — perfect for summer evenings and outdoor dining. Completing the picture is a fully boarded loft space with installed electrics, offering excellent potential for storage or future use.

A home that combines space, practicality and charm in a prime Childwall location, this property is ideally suited to families and buyers seeking a versatile and well-presented residence.

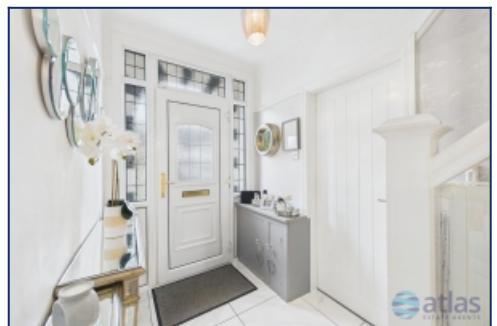
## Additional Images



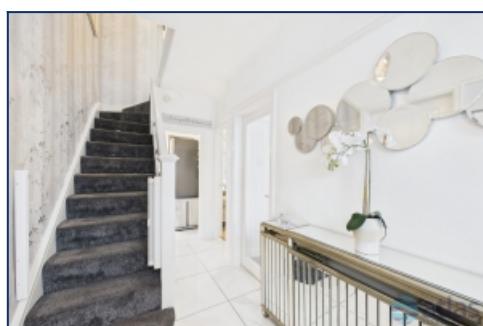
Lounge (back)



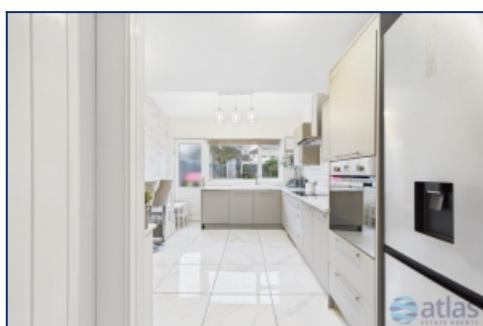
Bedroom 1



Entrance Hallway



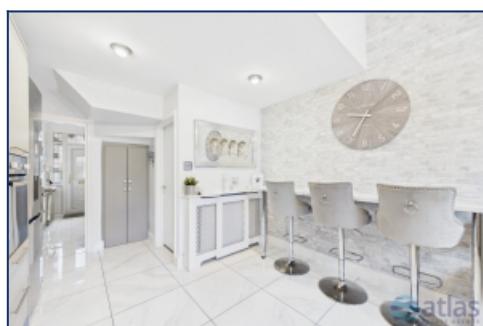
Entrance Hallway



Kitchen



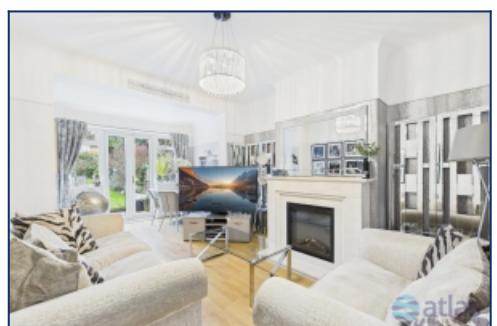
Kitchen



Kitchen



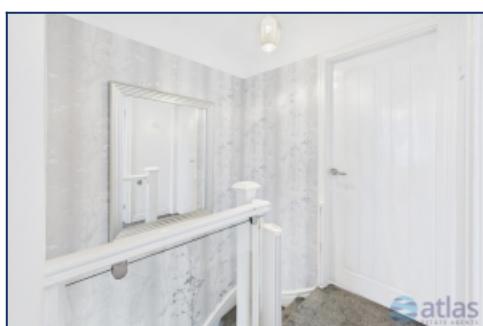
Bathroom (ground Floor)



Lounge (back)



Lounge (front)



Landing



Bedroom 1



Bedroom 2



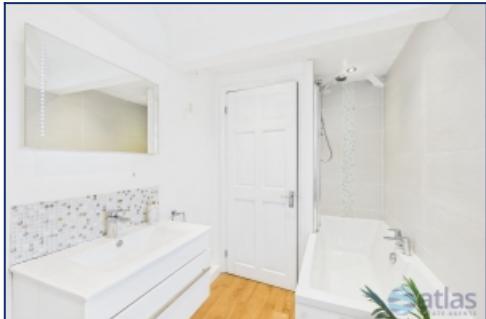
Bedroom 2



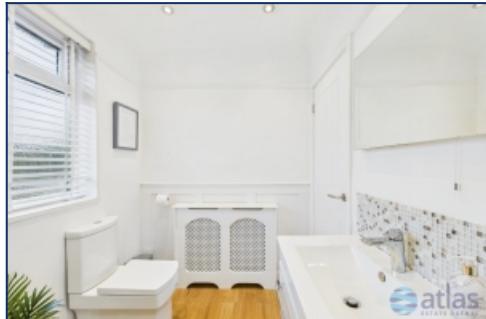
Bedroom 3



Bedroom 3



Bathroom (first Floor)



Bathroom (first Floor)



Rear Garden



Rear Garden

## Floor Plans

Approximate total area<sup>(1)</sup>100.7 m<sup>2</sup>1086 ft<sup>2</sup>

Balconies and terraces

17.5 m<sup>2</sup>188 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS RPIAS

PC Standard. Measurements are

approximate. This floor plan is intended for illustration

only.

GRAPHIC 360

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