

## Manvers Road, Childwall, L16



**For Sale - £380,000 Offers in Excess of**

### Key Features

- 4 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Highly Desirable L16 Location
- Two Spacious Reception Rooms
- Well-Proportioned Fitted Kitchen/Dining Area
- Ground Floor W.C.
- Two Double Bedrooms (one with En-Suite) Plus Two Versatile Bedrooms
- Generous Family Bathroom with Separate Bath and Shower, Featuring Underfloor Heating
- South-Facing Garden
- Covered Outdoor Storage Area
- Garage and Driveway
- Within Walking Distance of Broad Green Station

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,676 square feet / 156 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- No. of Parking Spaces: 3
- Outside Space: Back Garden
- Appliances/White Goods: Gas Cooker, Fridge/Freezer, Fridge

### Description

Brought to the market by Atlas Estate Agents, this impressive semi-detached residence on Manvers Road, Childwall, L16, offers a superb opportunity to secure a family home in one of South Liverpool's most desirable postcodes.

Arranged over two floors, the accommodation is thoughtfully designed to balance practicality with comfort. The ground floor welcomes you with a choice of three versatile reception rooms, ideal for both everyday living and entertaining. A well-proportioned fitted kitchen and dining area forms the heart of the home, perfect for family gatherings, while a convenient ground floor W.C. completes the level.

Upstairs, four bedrooms provide generous and flexible sleeping arrangements. Two are well-sized doubles, including a principal bedroom benefitting from its own en-suite shower room, while the remaining two bedrooms offer versatility as children's rooms, guest accommodation or home offices. The family bathroom is a true highlight, featuring both a separate bath and shower, complete with the luxury of underfloor heating.

Externally, the property continues to impress. A south-facing garden ensures sunshine throughout the day, complemented by a covered outdoor storage area, a garage, and a driveway providing ample off-road parking.



Perfectly placed within walking distance of Broad Green Station, the home enjoys excellent transport links alongside the many amenities and schools that make Childwall such a sought-after location. This is a property that combines space, style and convenience, ready to welcome its next owners.

Additional Images



Lounge



Lounge



Kitchen



Kitchen



Kitchen



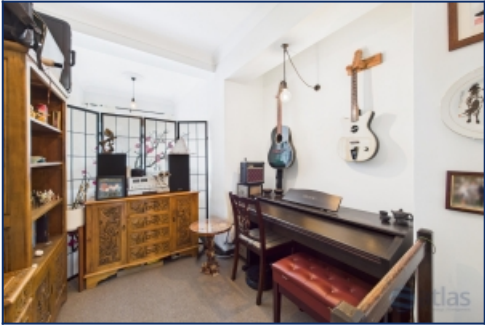
Reception Room



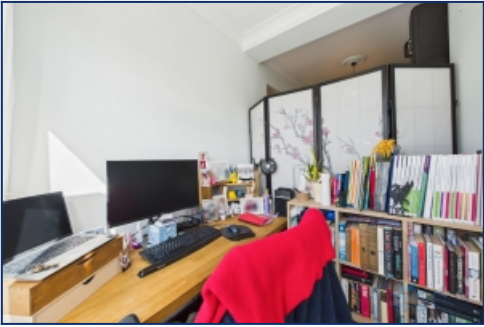
Reception Room



Reception Room



Office



Office



W.c



Garage



Landing



Landing



Bedroom One





En-suite To Bedroom One



Bedroom Two



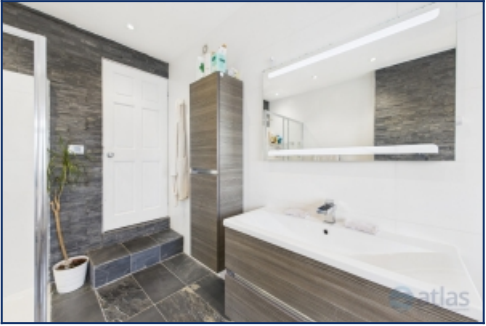
Bedroom Three



Bedroom Three



Bedroom Four



Bathroom



Bathroom



Garden



Garden



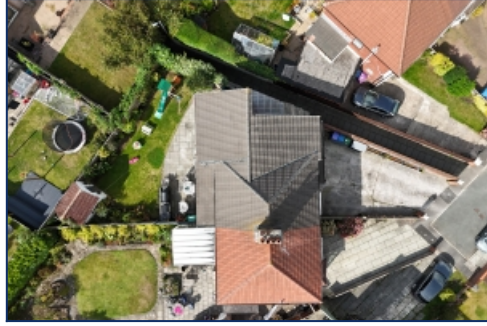
Garden



Garden



Garden



Aerial View

Floor Plans

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.