

## Buttermere Road, Childwall, L16



**For Sale - £360,000**

### Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Electric Vehicle Charging Point
- Offered with No Onward Chain
- Architectural Plans Included Showing Potential Open-Plan Kitchen Layout
- Full Electrical Rewire & Extensive Replastering
- Selected Rooms Recently Refurbished (including Upstairs & Main Living Room)
- Opportunity to Complete Kitchen/Utility & Second Sitting Room
- Three Well-Proportioned Bedrooms
- Contemporary Bathroom with Separate Bath & Shower
- Garage, Driveway & Generous Rear Garden with Outbuilding
- Prime Childwall Location L16

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,586 square feet / 147 square metres
- Council Tax Band: C
- Local Authority: Knowsley Metropolitan Borough Council
- Parking: Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Double Glazing

### Description

Brought to the market by Atlas Estate Agents, this semi-detached property on Buttermere Road sits in the highly sought-after suburb of Childwall, L16.

Arranged over two floors, the home has undergone significant improvement works including a full rewire and extensive replastering. The front living room and upstairs bedrooms have been completed, providing stylish and comfortable spaces ready for immediate use.

The kitchen is functional but offers the next buyer an excellent opportunity to modernise and reconfigure if desired. Architectural plans - included within the sale - show how removing the internal wall and installing French/bifold doors to the rear utility room could open the kitchen dramatically, creating a bright and spacious open-plan family area overlooking the garden.

To the ground floor, there are two reception rooms, a utility area and a garage. Areas including the second sitting room and utility area are awaiting finishing works, allowing buyers to personalise the space as they complete the planned kitchen transformation.

Upstairs, three well-proportioned bedrooms provide ample accommodation, complemented by a contemporary bathroom featuring a separate bath and

shower. There is also an accessible loft, offering further storage and potential (subject to appropriate consent).

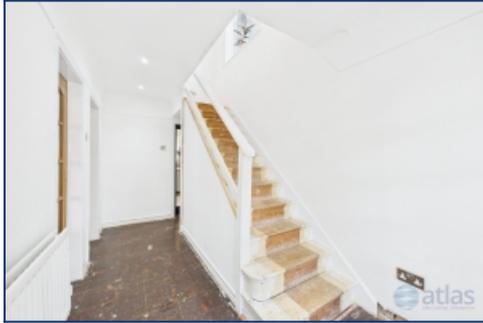
Externally, the property boasts a generous rear garden with a useful outbuilding, as well as a driveway and garage, complete with an electric vehicle charging point.

Offered with no onward chain, this property is perfect for those seeking a home where much of the major work has already been done, yet with remaining scope to create a stunning, individual finish.

## Additional Images



Bedroom



Hallway



Hallway



Entrance Porch



Lounge



Lounge



Reception Room



Kitchen/Dining Area



W.c



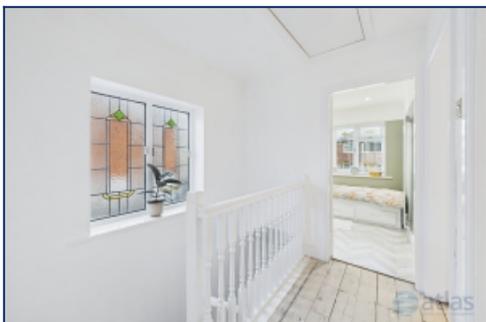
Utility/Room



Utility/Room



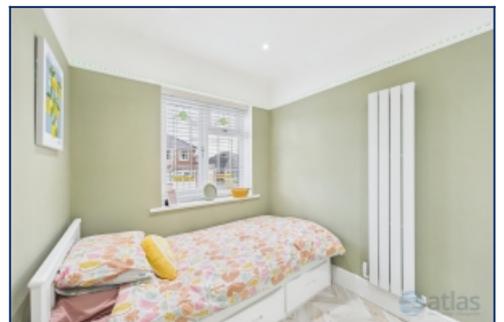
Utility/Room



Landing



Bedroom



Bedroom

