Rocky Lane, Childwall, L16









For Sale - £315,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Comfortable Living Area with Panelling and Feature Fireplace
- Extended Modern Kitchen with Skylights and Central Island
- Open Dining Area with Electric Fire and Stylish Bar Area
- Spacious Bedrooms with Large Windows and Plenty of Natural Light
- Versatile Single Bedroom Ideal for Use as a Home Office
- Modern Shower Room with Contemporary Fittings
- Boarded Loft with Carpet, Velux Windows and Pull-Down Ladder
- Patio Doors Opening Onto a Garden with Artificial Grass and Patio
- Driveway Providing Convenient Off-Street Parking
- Sought-After L16 Location

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 83 square metres / 896 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Ground Rent: Peppercorn
- Parking: Driveway
- No. of Parking Spaces: 1
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 29/09/1936 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 28/09/2935 (approx)
- Lease Term Remaining: 908 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: No restrictions on pets or sub-letting.

Description

Brought to the market by Atlas Estate Agents, this beautifully presented semi-detached home is situated on Rocky Lane in the sought-after L16 area of Childwall. Extended and thoughtfully arranged, the property offers a blend of contemporary style, comfortable living and versatile accommodation across two floors.

The ground floor opens into a welcoming entrance, leading through to a comfortable living room featuring attractive wall panelling and a striking feature

fireplace, creating a warm and inviting space to relax. To the rear, the extended modern kitchen provides a stylish and practical heart to the home, complete with skylights and a central island that enhance both the sense of space and natural light. The adjoining open dining area offers an ideal setting for everyday family life and entertaining, featuring an electric fire and a stylish bar area.

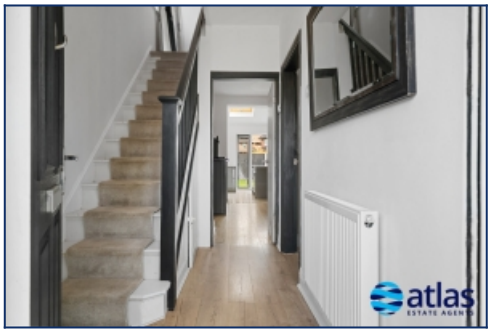
Upstairs, the property offers three well-proportioned bedrooms, with large windows allowing plenty of natural light throughout. The versatile single bedroom would make an ideal home office, study or child's bedroom, while the modern shower room is finished with contemporary fittings.

Outside, patio doors open directly onto the rear garden, which combines artificial grass with a patio area for easy maintenance and outdoor enjoyment. A driveway to the front provides convenient off-street parking. Further benefits include a boarded loft with carpet, Velux windows and a pull-down ladder, providing useful additional storage.

Offering well-planned accommodation, attractive presentation and a desirable L16 location, this impressive family home is ideally suited to a range of buyers.

Additional Images


Back Elevation


Hallway


Living Room


Living Room


Kitchen/Dining Area


Kitchen/Dining Area


Kitchen


Kitchen


Kitchen

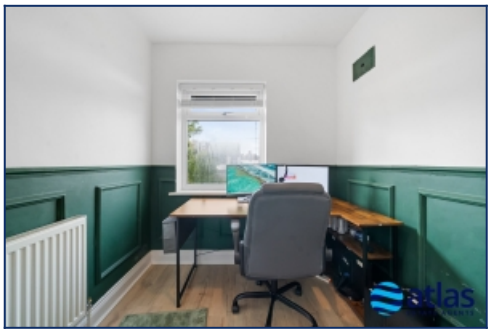

Landing


Bedroom One


Bedroom One


Bedroom Two


Bedroom Two


Bedroom Three


Bedroom Three


Bathroom


Aerial Front Elevation


Aerial View Of Back Yard


Front Elevation (twilight)


Back Elevation (twilight)


Aerial View Of Plot


Loft


Loft

Floor Plans



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