

## Rocky Lane, Childwall, L16



For Sale - £325,000 Offers Over

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- An Impressively Sized Semi-Detached House with Three Bedrooms and One Bathroom, Set Back from the Road with a Driveway Providing Off-Road Parking for Two Cars
- A Spacious and Welcoming Entrance Hallway Leading to All Rooms, Finished in a Modern Style with Plenty of Natural Light and a Striking Glass Staircase
- An Open-Plan Ground Floor Layout Featuring a Dining Area to the Front Flowing Seamlessly Into the Living Room
- A Contemporary Kitchen Set Just Off the Main Living Space, Thoughtfully Designed and Positioned Within Its Own Defined Area
- A Separate Utility Room and Downstairs Wc Located to the Rear of the Kitchen, Discreetly Accessed and Neatly Tucked Away
- Patio Doors from the Kitchen Open Onto a Terrace and a Beautifully Maintained Garden, Complete with Lawn, Decking, and a Stylish Seating Area
- A Bright and Spacious First-Floor Landing, Filled with Natural Light
- Two Double Bedrooms, Including a Generous Principal Bedroom with a Feature Bay Window, Plus a Well-Proportioned Single Bedroom, All Presented in a Modern Style
- A Modern Family Bathroom Finished to a High Standard
- The Property Benefits from New Carpets, a Recently Installed Boiler, and New Radiators Throughout

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 79 square metres / 853 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric), Hob (Ceramic), Dishwasher

### Description

Brought to the market by Atlas Estate Agents, this impressively sized three-bedroom semi-detached home on Rocky Lane, Childwall, L16 offers stylish, modern living arranged over two floors.

Set back from the road, the property benefits from a driveway providing off-road parking for two vehicles. Upon entering, you are welcomed by a spacious and inviting hallway, beautifully finished with a contemporary feel, abundant natural light, and a striking glass staircase that sets the tone for the rest of the home.

The ground floor boasts an open-plan layout, with a dining area to the front flowing seamlessly into a comfortable reception room, creating an ideal space for both everyday living and entertaining. Just off this area is a thoughtfully designed, modern kitchen, set within its own defined space. To the rear, a separate utility room and convenient downstairs WC are discreetly tucked away, adding practicality without compromising on style.

Patio doors from the kitchen open out onto a terrace and a beautifully maintained garden, complete with a lawn, decking, and a stylish seating area, perfect for relaxing or hosting guests.

Upstairs, a bright and spacious landing leads to two well-proportioned double bedrooms, including a generous principal bedroom featuring a charming bay window, along with a comfortable single bedroom. All rooms are presented in a fresh, modern style. The accommodation is completed by a contemporary family bathroom, finished to a high standard.

Further benefits include new carpets throughout, a recently installed boiler, and new radiators, ensuring the property is ready for immediate occupation.

## Additional Images



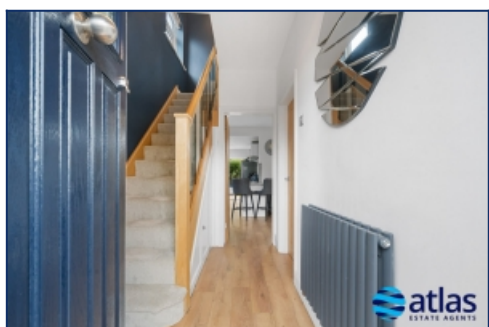
Bathroom



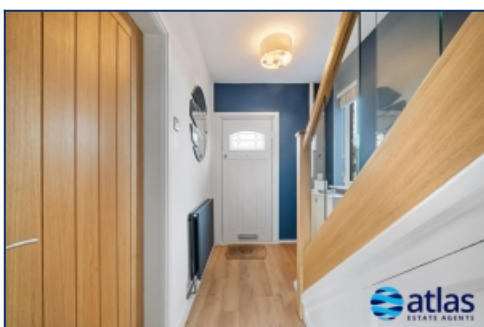
Garden



Aerial Front Elevation



Hallway



Hallway



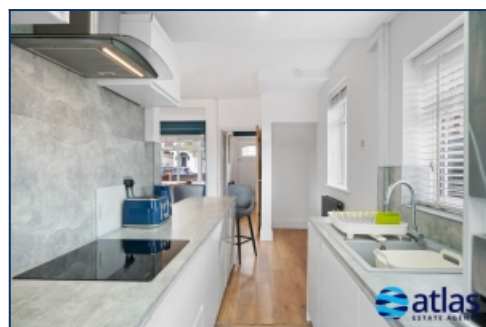
Living Space



Feature Fireplace



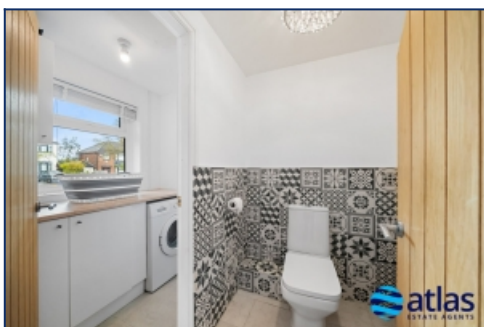
Open Plan Living Space/Kitchen



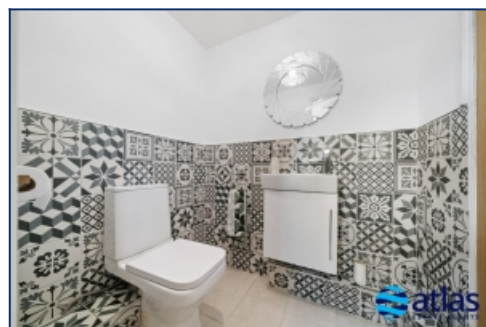
Kitchen



Access To Garden



Utility Room/Downstairs Wc



Downstairs Wc



Utility Room



Landing



Landing



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Aerial View Of Property



Aerial View Rear



Rear Elevation And Garden



Dining Space

## Floor Plans



Fax: 0151 727 4943

## Mossley Hill, Liverpool, L18 1LN

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.