

## Thornton Road, Childwall, L16



**For Sale - £315,000 Offers in Excess of**

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Situated in the Highly Sought-After Childwall Area L16
- Bright and Inviting Lounge with Adjoining Dining Area
- Contemporary Fitted Kitchen with Modern Finishes
- Two Generous Double Bedrooms Plus a Versatile Third Bedroom or Study
- Stylish Family Bathroom Featuring a Separate Bath and Shower
- Low-Maintenance Paved Rear Garden, Ideal for Outdoor Entertaining
- Useful Outbuilding Providing Additional Storage Space
- Attractive and Well-Kept Front Garden
- Private Driveway Offering Off-Road Parking and Access to a Garage
- Excellent Location Within Walking Distance of Broad Green Station

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,012 square feet / 94 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented semi-detached home on Thornton Road, Childwall, L16 offers a perfect blend of style, comfort and practicality in one of South Liverpool's most sought-after neighbourhoods.

The accommodation is arranged over two floors and showcases a thoughtfully designed layout ideal for modern family living. At the heart of the home lies a bright and inviting lounge that flows seamlessly into an adjoining dining area, creating a warm and welcoming space for relaxation and entertaining. The contemporary fitted kitchen is finished to a high standard, boasting sleek cabinetry and modern fittings that combine form and function effortlessly.

Upstairs, you'll find two generous double bedrooms along with a versatile third bedroom, perfect as a nursery, guest room or home office. The stylish family bathroom is both elegant and practical, featuring a separate bath and shower for added convenience.

Externally, this home continues to impress. To the rear, a low-maintenance paved garden provides an ideal spot for outdoor dining or summer gatherings, complemented by a useful outbuilding offering additional storage space. The attractive front garden enhances the property's kerb appeal, while a private driveway provides off-road parking and access to a garage.

Situated within walking distance of Broad Green Station and well-placed for excellent local amenities, reputable schools and transport links, this is a superb opportunity to acquire a delightful home in a prime Childwall location.

## Additional Images



External



Hallway



Lounge/Dining Area



Lounge/Dining Area



Lounge/Dining Area



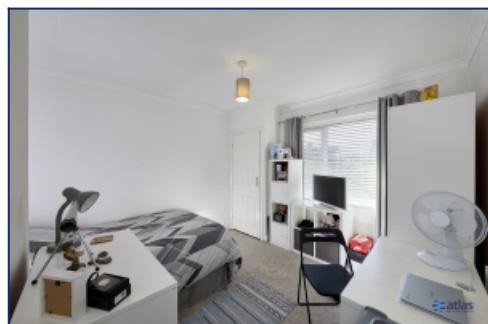
Kitchen



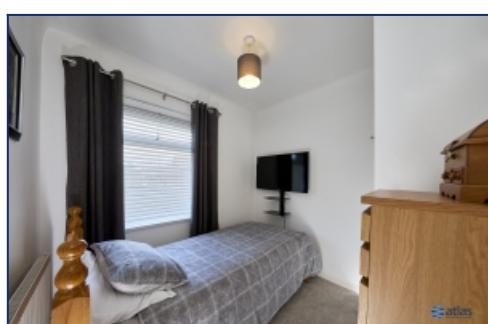
Landing



Bedroom



Bedroom



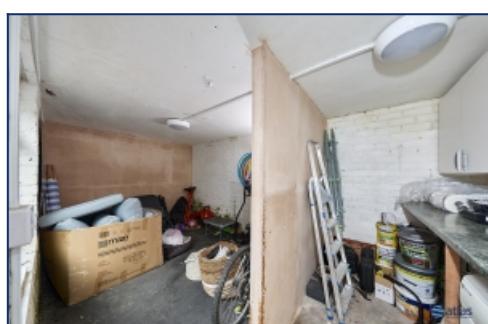
Bedroom



Bathroom



Yard



Outside Storage



External



External

## Floor Plans



Ground Floor Building 1



First Floor Building 1



Approximate total area<sup>(1)</sup>

Ground Floor 51.20 m<sup>2</sup> 553 ft<sup>2</sup>

First Floor 69.70 m<sup>2</sup> 747 ft<sup>2</sup>

Reduced hallway 1.30 m<sup>2</sup> 14 ft<sup>2</sup>

(1) Excluding balconies and services

Reduced hallway Below 1.5 m<sup>2</sup> 5 ft<sup>2</sup>

Calculations made in the BGS PMS  
standard measurement system.  
Areas are not to scale. This  
floor plan is not to scale for illustration  
only.

GRIMMIE 360



Ground Floor Building 2

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