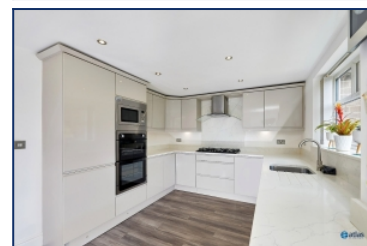
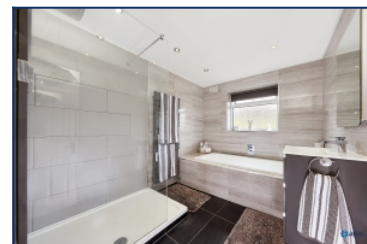


## Childwall Park Avenue, Childwall, L16



**For Sale - £700,000 Offers in Excess of**

### Key Features

- 5 Bedroom 1 Bathroom Detached House
- EPC Rating: D
- Situated in the Highly Desirable L16 Area of Childwall
- Immaculately Presented Detached Family Home
- Spacious Open Plan Living and Dining Area with Feature Fireplaces
- Stylish Contemporary Kitchen with Integrated Appliances
- Convenient Ground Floor W.C.
- Three Generously Sized Double Bedrooms Plus Two Versatile Additional Rooms
- Modern Family Bathroom with Separate Bath and Walk-In Shower
- Additional First Floor W.C.
- Generous, Well-Maintained Rear Garden
- Private Driveway Providing Off-Road Parking for Two Vehicles

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,640 square feet / 152 square metres
- Council Tax Band: F
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Microwave, Fridge/Freezer, Dishwasher

### Description

Nestled along the tree-lined Childwall Park Avenue, in the heart of the highly desirable L16 postcode, Atlas Estate Agents are proud to present this immaculately presented detached family home — a rare find offering space, style, and a superb location.

Set over two well-proportioned floors, this impressive five-bedroom residence has been thoughtfully designed with family living in mind. Upon entering, you are welcomed by a sense of warmth and elegance, with two beautifully appointed reception rooms, each boasting charming feature fireplaces — perfect for relaxing evenings or entertaining guests.

The heart of the home lies in the stylish contemporary kitchen, complete with sleek units, integrated appliances, and ample storage. Flowing seamlessly from here is a spacious open-plan living and dining area, bathed in natural light, creating an ideal setting for modern family life. A convenient ground floor W.C. completes the downstairs accommodation.

Upstairs, the property offers three generously sized double bedrooms, alongside two additional rooms that can be tailored to suit your lifestyle — whether you require extra sleeping quarters, a home office, or a hobby room. A luxurious family bathroom features a separate bath and a walk-in shower, while an additional first floor W.C. adds further practicality for busy households.



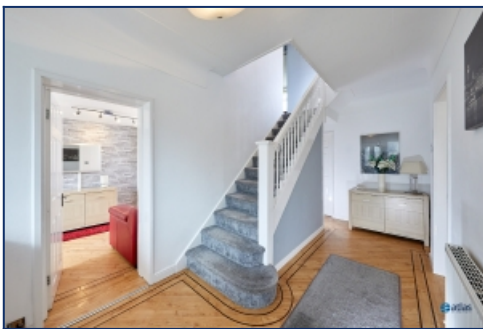
Outside, the home continues to impress with a generous, well-maintained rear garden — a private and peaceful haven for children to play or for summer entertaining. To the front, a private driveway provides off-road parking for two vehicles.

Offering the perfect blend of traditional charm and contemporary living, this exceptional property is ideally positioned in one of Liverpool's most sought-after residential areas, close to excellent schools, local amenities, and transport links. A truly outstanding opportunity not to be missed.

## Additional Images



Bedroom



Hallway



Reception Room



Dining Area



Dining/Living Area



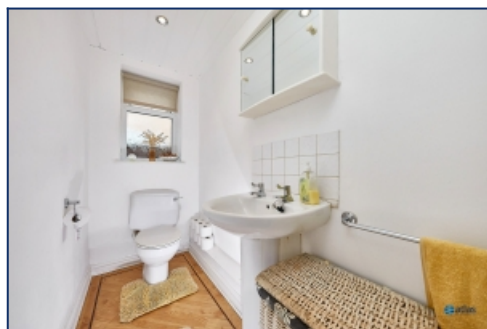
Living Area



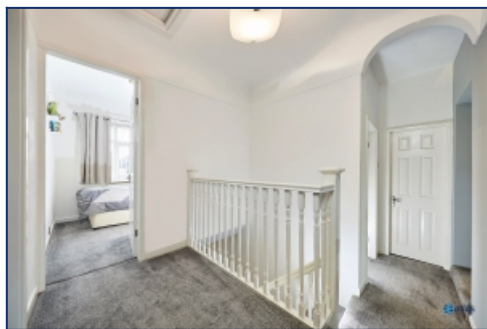
Kitchen



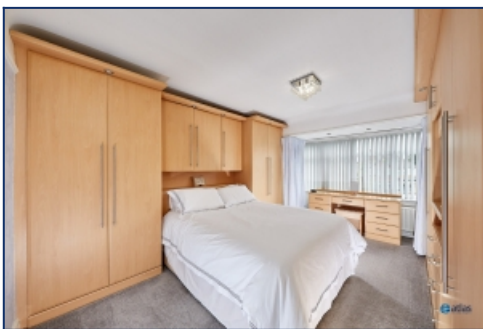
Kitchen



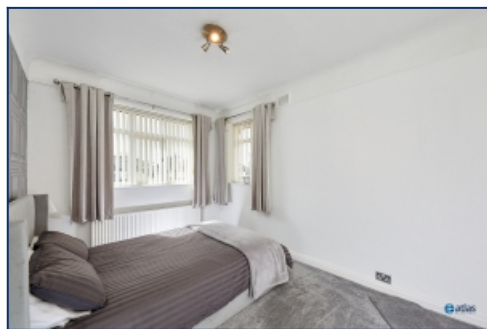
Downstairs W.c



Landing



Bedroom



Bedroom



Bedroom



Bedroom



W.c



Garden



Garden



Garden

# Floor Plans



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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.