

## Childwall Valley Road, Childwall, L16



**For Sale - £515,000 Guide Price**

### Key Features

- 5 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: D
- Beautifully Presented Spacious Five-Bedroom Semi-Detached Residence
- Extended and Modernised to Suit Modern Family Living
- Two Stylish Reception Rooms with Feature Fireplaces and French Doors Opening to the Garden
- Impressive Open-Plan Kitchen, Dining and Family Space with Direct Garden Access
- Five Well-Proportioned Bedrooms, Including a Master with Bay Window
- Contemporary Family Bathroom with Slipper Bath and Separate Shower
- Downstairs W.C.
- Attractive Rear Garden with Lawn and Patio, Ideal for Outdoor Entertaining
- Generous Driveway and Garage Offering Ample Parking and Storage
- Situated in the Highly Sought-After L16 Area of Childwall

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,904 square feet / 177 square metres
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing

### Description

Brought to the market by Atlas Estate Agents, this five-bedroom semi-detached home on Childwall Valley Road, L16, offers a rare blend of space, style and modern family living. Significantly extended and thoughtfully upgraded, it has been designed to meet the needs of a busy household without ever compromising on comfort or elegance.

Step through the welcoming entrance hallway, where parquet-effect flooring sets a stylish tone and hints at the attention to detail found throughout the home. Two beautifully presented reception rooms await: one, a cosy front lounge centred around a feature fireplace, and the other, a rear lounge that opens via French doors onto the garden, creating a seamless connection between indoors and outdoors.

At the heart of the home lies a spectacular open-plan kitchen, dining and family room, the perfect hub for modern living. Flooded with natural light from two

sets of French doors, the space flows effortlessly from the kitchen—complete with plentiful work surfaces and storage—into the dining and snug areas, offering both practicality and a sense of openness ideal for family meals, entertaining, or simply relaxing together. A convenient ground floor W.C. completes the layout.

Upstairs, five well-proportioned double bedrooms provide plenty of space for the whole family. The master bedroom, with its charming bay window, is a peaceful retreat. The upper floor also boasts excellent bathroom facilities, including a luxurious four-piece family bathroom with roll-top bath, a separate modern shower room, and an additional shower room for added convenience.

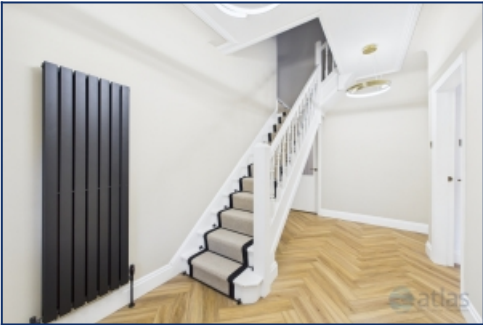
Outside, the rear garden is both inviting and versatile, with a lawn and patio that provide the perfect backdrop for summer entertaining or quiet family time. To the front, a large driveway and garage offer ample off-road parking and storage.

Set in one of Liverpool's most sought-after suburbs, this home is more than just a residence—it's a place to grow, relax, and enjoy life. Combining space, elegance and practicality, it's a property that will appeal to families seeking a forever home in Childwall, L16.

Additional Images



Hallway



Hallway



Lounge



Reception Room



Reception Room



Reception Room



Kitchen



Kitchen



Kitchen



Dining Area

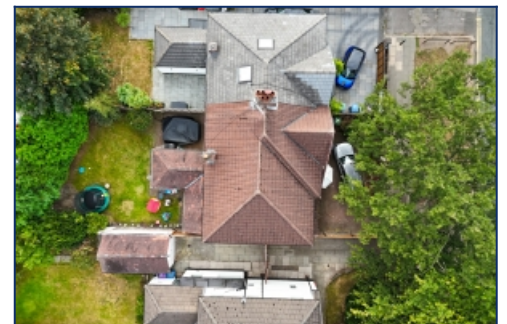
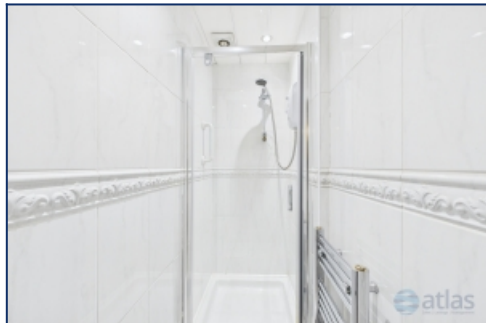
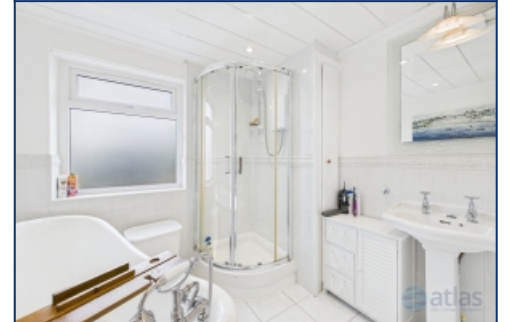


Dining Area



W.c





## Floor Plans



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.