Walsingham Road, Childwall, L16









For Sale - £325,000 Offers in the Region of

Key Features

- 3 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: C
- Available with No Onward Chain
- Spacious Living Room with Bay Windows and French Doors to Garden
- Generous Kitchen with Dining Space and Separate Utility Area
- Well-Proportioned Double Bedrooms
- Versatile Single Bedroom Ideal as a Home Office or Child's Room
- Family Bathroom and Additional Ground Floor Shower Room
- Large Rear Garden with Patio Area
- Private Driveway Providing Off-Road Parking
- Sought-After L16 Location
- Viewing Highly Recommended

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 91 square metres / 975 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £3 per year
- Parking: Driveway
- Outside Space: Patio/Decking, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Cooker (Gas)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 08/05/1981 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 07/05/2980 (approx)
- Lease Term Remaining: 953 year(s) (approx)
- Service Charge: None
- Ground Rent: £3 per annum
- Leasehold Information: No restrictions on pets or sub-letting.

Description

Brought to the market by Atlas Estate Agents, this attractive semi-detached family home presents an excellent opportunity to acquire a well-proportioned property in the sought-after area of Childwall, L16. Available with no onward chain, the accommodation is thoughtfully arranged over two floors, offering a versatile layout suited to a variety of buyers.

Upon entering, the property opens into a spacious reception room, beautifully enhanced by attractive bay windows which allow plenty of natural light to fill the space. French doors provide a lovely connection to the rear garden, creating an inviting setting for both everyday living and entertaining. The kitchen

offers ample room for dining, complemented by a separate utility area which provides additional practicality and storage.

To the first floor, there are three well-proportioned bedrooms, comprising two comfortable doubles and a versatile single bedroom which could equally serve as a child's room, home office or study. Completing the accommodation is a family bathroom, while an additional shower room on the ground floor adds further convenience for busy households.

Externally, the property benefits from a large rear garden with a patio area, offering plenty of space to enjoy outdoor dining and relaxation. To the front, a private driveway provides valuable off-road parking.

Ideally positioned on Walsingham Road in the popular L16 postcode, the property is well placed for a range of local amenities, schools and transport links. With its appealing layout, useful additional facilities and the advantage of no onward chain, this is an excellent opportunity for those seeking a family home in a desirable residential location. Early viewing is highly recommended.

Additional Images


Bedroom Two


Rear Garden


Hallway


Living Room


Living Room


Living Room


Living Room

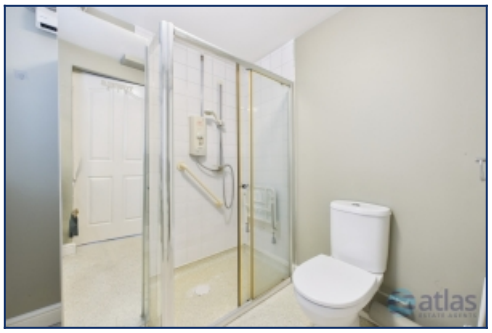

Living Room


Kitchen


Kitchen


Kitchen


Utility Room

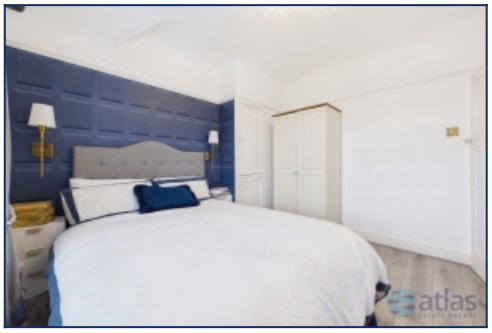

Ground Floor Shower Room

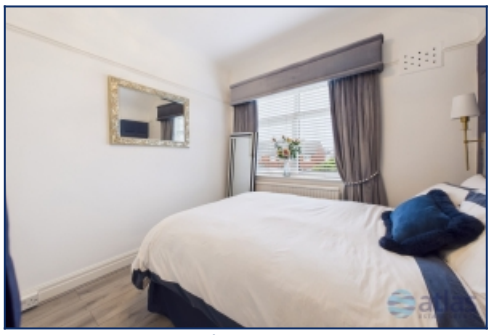

Ground Floor Shower Room


Landing

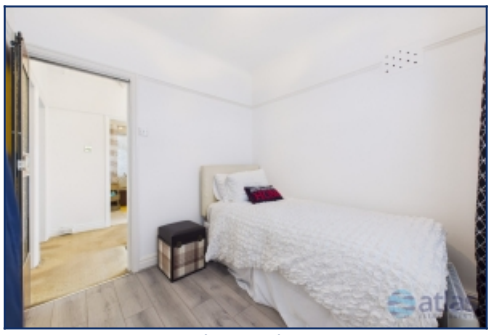

Bedroom One

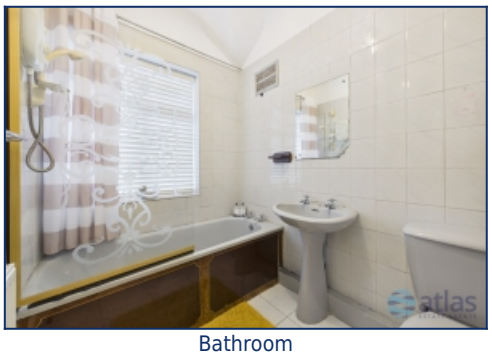

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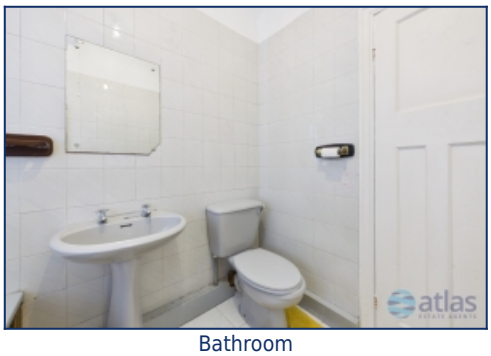

Bedroom Two


Bedroom Two


Bedroom Three


Bedroom Three


Bathroom


Bathroom


Rear Garden


Rear Elevation

Floor Plans



Ground Floor



First Floor

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Approximate total area(1)

90.6 m²

974 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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