Ewden Close, Childwall, L16









To Let - £2,100 per calendar month

Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: C74
- Quiet and Highly Sought-After Residential Cul-De-Sac Location
- Ground and First Floor Extensions Adding Approximately 52 M² / 560 Sq Ft of Additional Living Space
- Bright and Airy Conservatory with Large French Doors Opening Onto the Garden, Creating a Versatile Additional Living Space Filled with Natural Light
- Exceptionally Spacious Master Bedroom with En-Suite, Plus Three Further Double Bedrooms
- Additional Reception Room Ideal as a Home Office or Playroom
- Modern Fitted Kitchen with Separate Utility Room
- Integral Garage and Driveway Providing Ample Off-Road Parking
- Open Front Garden and Good-Sized Rear Garden Offering Excellent Privacy
- Stylish Family Bathroom with Both a Bath and a Walk-In Shower
- Just a Five-Minute Walk to the Shops, Cafés and Restaurants of Childwall Triangle, and Well-Regarded Local Schools

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 168 square metres / 1,809 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Garage, Driveway
- No. of Parking Spaces: 3
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge, Washing Machine, Washer Dryer
- Bills Included: None

Move-in Costs

- Security Deposit: £2,423.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £484.62. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £63,000
- Guarantor NOT required (subject to referencing)

Description

Brought to the market by Atlas Estate Agents, this impressive detached family home on Ewden Close, Childwall, L16, enjoys a peaceful and highly sought-after cul-de-sac setting, while remaining just a five-minute walk from the vibrant Childwall Triangle.

Thoughtfully extended across both floors, the property provides approximately 52 m² (560 sq ft) of additional living space and offers spacious, versatile accommodation throughout. Unfurnished and arranged over two floors, the home features two generous reception rooms, a modern fitted kitchen with separate utility room, four well-proportioned double bedrooms and two bathrooms.

The bright and airy conservatory is a particular highlight, with large French doors opening onto the good-sized, private rear garden, creating a wonderfully flexible space for relaxing or entertaining. The exceptionally spacious master bedroom benefits from its own en-suite, while a further reception room provides an ideal home office, playroom or additional family space.

Externally, an open front garden complements the property, while the private rear garden offers a pleasant outdoor retreat. An integral garage and driveway provide ample off-road parking.

Combining substantial accommodation, thoughtful extensions and an enviable location close to excellent amenities and well-regarded local schools, this is a superb family home in a desirable Childwall setting.

Additional Images


En-suite To Bedroom One


Rear Elevation & Garden


Hallway


Downstairs Wc

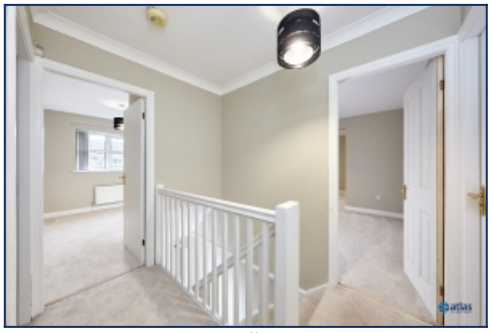

Utility Room


Reception Room One


Dining Area


Sunroom


Reception Room Two


Landing


Bedroom One


Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom



Garden

Floor Plans



Tel: 0151 452 4872
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: lettings@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

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.