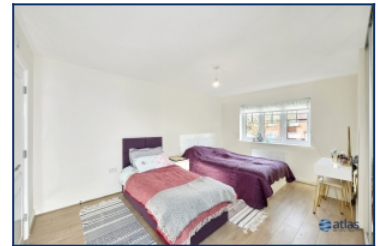


## Ivy Row, Childwall, L16



**For Sale - £400,000 Offers Over**

### Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: B
- No Onward Chain
- Bright and Spacious Front Reception Room
- Large Open Plan Kitchen/Dining Room
- Utility Room
- Convenient Downstairs W.C
- Four Spacious Bedrooms
- Master Bedroom with En Suite Bathroom
- Large Family Bathroom
- Large South Facing Garden
- Close to Excellent Amenities, Popular Schools and Great Public Transport Links

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 112 square metres / 1,204 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Garage, Driveway
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Oven (Double), Gas Hob

### Description

Welcome to Ivy Row, Childwall!

Nestled in the heart of this sought-after neighborhood, Atlas Estate Agents proudly presents this exquisite Detached House for Sale. Boasting elegance and functionality, this property offers a serene retreat for families seeking comfort and style.

Step inside to discover a meticulously designed living space spread across two floors, offering the perfect blend of modern convenience and timeless charm.

The ground floor welcomes you with a bright and spacious front reception room, ideal for relaxing evenings or entertaining guests. Adjacent, a large open-plan kitchen/dining room awaits, seamlessly merging practicality with elegance. Complete with sleek countertops and contemporary appliances, this culinary haven is sure to inspire culinary delights. For added convenience, a utility room and a convenient downstairs W.C. are also at your disposal.

Ascend the staircase to discover four generously proportioned bedrooms, each offering a tranquil sanctuary for rest and relaxation. The master bedroom boasts an en suite bathroom, providing a luxurious retreat after a long day. Accompanying the master, a large family bathroom awaits, featuring modern

fixtures and ample space for pampering moments.

Outside, the property truly shines with its large south-facing garden, offering a picturesque backdrop for outdoor gatherings or simply basking in the sunshine.

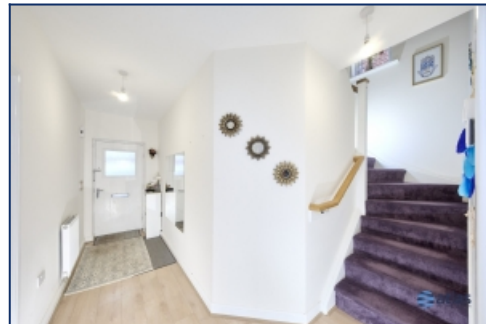
Conveniently situated, this residence is just moments away from excellent amenities, popular schools, and great public transport links, ensuring that every need is met with ease.

With no onward chain, seize the opportunity to make this stunning property your new home sweet home. Contact Atlas Estate Agents today to arrange a viewing and embark on the journey to your dream lifestyle in Ivy Row, Childwall.

## Additional Images



Family Bathroom



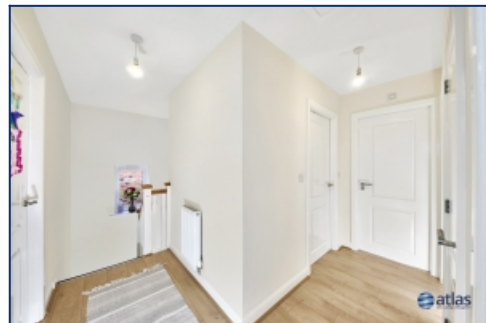
Staircase



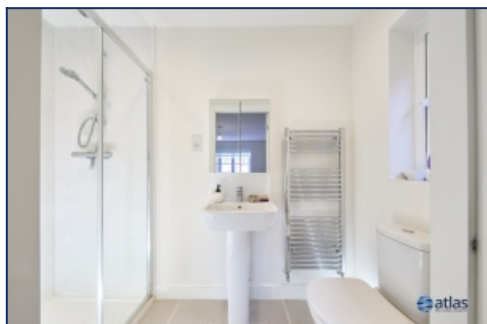
Front Reception Room



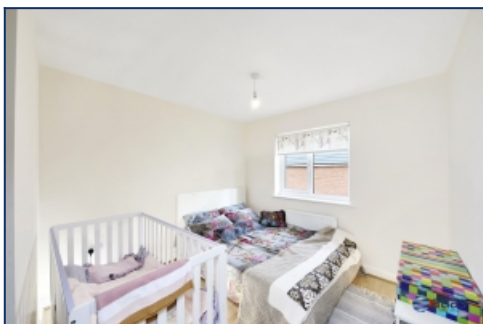
Kitchen/Dining Room



Landing



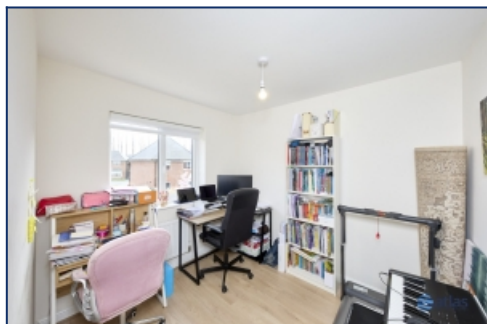
En Suite



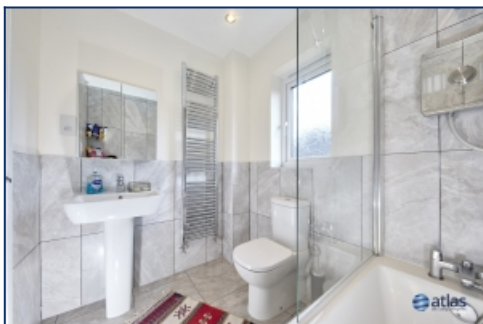
Bedroom 2



Bedroom 3



Bedroom 4

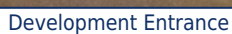


Family Bathroom



Garden





**Floor 1**

WC: 0.84 x 0.81m  
2.15 x 2.15

Utility Room: 1.30 x 2.31m  
1.02 x 1.17

Hallway: 4.02 x 2.27m  
1.02 x 1.02

Living Room: 4.02 x 2.27m

Kitchen: 4.02 x 3.30m  
1.15 x 1.02

Bathroom: 1.71 x 0.61m

**Approximate total area\***  
111.86 m<sup>2</sup>  
1204.04 ft<sup>2</sup>

**Floor 1**

Landing: 1.78 x 2.81m  
2.05 x 1.25

Hallway: 2.05 x 1.25m  
1.02 x 1.02

Bedroom: 3.24 x 3.05m  
12' x 12'

Bedroom: 2.24 x 3.30m  
12' x 10'

Bedroom: 4.02 x 3.30m  
13' x 10'

Bedroom: 3.24 x 2.27m  
10' x 7'

Bathroom: 1.71 x 0.61m  
1.02 x 1.02

**Approximate total area\***  
111.86 m<sup>2</sup>  
1204.04 ft<sup>2</sup>

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**Approximate total area\***  
111.86 m<sup>2</sup>  
1204.04 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, and to guide. This floor plan is for illustrative purposes only.

**GRAVIA 360**

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