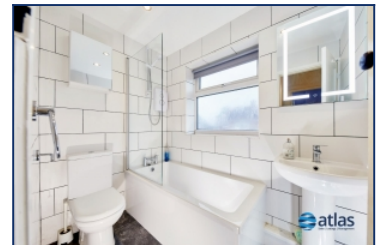


Burford Road, Childwall, L16



For Sale - £215,000 Offers Over

Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Lovely Three-Bedroom Family Home in Childwall L16
- Close to Excellent Schools - Great Transport Links
- Three Well-Appointed Bedrooms
- Access to Lovely Garden Via Double Doors Off Lounge/Dining Room
- Separate Utility Room to Side of Property With Doors to Garden
- Attractive, Modern Kitchen and Utility Room
- Contemporary Bathroom
- Modern, Clean Décor Throughout
- Wonderful Lounge/Dining Space Opens Onto Garden
- Double Gated Front Driveway Space

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 64 square metres / 689 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Off Street, Gated, Driveway
- Outside Space: Patio/Decking, Front Garden, Back Garden
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 24/06/1935 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 23/06/2934 (approx)
- Lease Term Remaining: 910 year(s) (approx)
- Service Charge: None
- Ground Rent: Peppercorn
- Leasehold Information: The vendor advises that there are no ground rent or service charge payable.

Description

Introducing an exquisite property brought to the market by Atlas Estate Agents. Nestled in the sought-after location of Burford Road, Childwall, L16, this charming semi-detached house is now available for sale, presenting an incredible opportunity for a new family to call it home.

As you step inside, you'll be greeted by a warm and inviting atmosphere, with the accommodation thoughtfully arranged over two floors. The ground floor features a well-designed kitchen, offering ample space for culinary delights, and a spacious reception room that provides the perfect setting for relaxing and entertaining guests.

Upstairs, you'll discover three well-appointed bedrooms, providing comfort and privacy for the whole family. The contemporary bathroom boasts modern fixtures and fittings, ensuring a rejuvenating experience for all.

With a generous size of 64 square meters, this lovely three-bedroom family home presents itself as a sanctuary of comfort and tranquillity. The clean and

modern dÃ©cor throughout enhances the overall ambiance, creating a seamless blend of style and functionality.

One of the highlights of this property is its connection to the outdoors. The lounge/dining room opens up to a delightful garden, accessible through double doors, offering a seamless transition between indoor and outdoor living. Picture yourself enjoying al fresco dining or simply unwinding in the peaceful surroundings.

Convenience is key, and this property delivers. The close proximity to excellent schools ensures that your children's educational needs are well catered for, while the great transport links provide easy access to the wider area, making commuting a breeze.

Additional features include a separate utility room located to the side of the property, complete with doors leading to the garden. The double gated front driveway space adds a touch of security and provides ample parking for your vehicles.

Don't miss out on the opportunity to own this attractive and modern home in Childwall L16. Contact Atlas Estate Agents today to arrange a viewing and discover the lifestyle that awaits you in this remarkable property.

Additional Images



Kitchen



Entrance/Hallway



Landing



Bedroom



Bedroom



Bedroom



Bedroomg

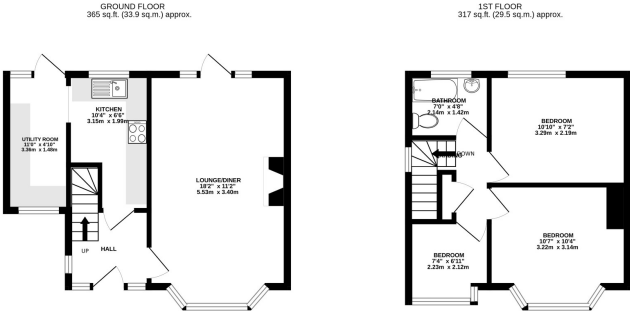


Garden



Garden

Floor Plans



TOTAL FLOOR AREA: 683 sq.ft. (63.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of this floor plan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the information provided and should not rely on it for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Mapbox (2022)



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.