

## Rocky Lane, Childwall, L16



For Sale - £475,000 Offers in the Region of

### Key Features

- 4 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Stunning Four-Bedroom, One-Bathroom Home with an Additional Wc, Located in the Popular Area of Childwall
- Property Set Back from the Road with a Large Driveway Providing Off-Road Parking for Up to Two Cars
- Welcoming Entrance Space Leading Into a Modern and Spacious Hallway, Which Also Houses a Convenient Ground Floor Wc
- Front Living Room Benefiting from a Bay Window, Allowing Plenty of Natural Light and Offering a Stylish, Modern Feel
- Rear Living Room Is Equally Modern and Generously Sized, Featuring Sliding Doors with Views and Direct Access to the Garden
- Additional Versatile Room Located to the Front of the Property, Ideal for Use as a Home Office or Storage Space
- Separate Utility Space Located Just Off the Kitchen, Providing Practical Additional Storage and Functionality
- First Floor Comprises Four Generously Sized Bedrooms, All Modern and Filled with Natural Light from Large Windows
- Substantial Rear Garden Offering a Mix of Lawn and Seating Areas, Ideal for Both Relaxing and Entertaining

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 129 square metres / 1,387 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £4 per year
- Parking: On Street, Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Hob (Gas), Oven (Gas), Fridge/Freezer, Washer Dryer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/1993 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/2991 (approx)
- Lease Term Remaining: 965 year(s) (approx)
- Service Charge: None
- Ground Rent: £4 per annum
- Leasehold Information: £3.50 ground rent collected every January.

### Description

Brought to the market by Atlas Estate Agents, this stunning semi-detached home on Rocky Lane in the highly sought-after area of Childwall, L16, offers spacious and versatile accommodation arranged over two floors, perfect for modern family living.

Set back from the road, the property is approached via a large driveway providing off-road parking for up to two cars. A welcoming entrance leads into a

stylish and generously sized hallway, which also benefits from a convenient ground floor WC.

To the front, the elegant living room is enhanced by a bay window, filling the space with natural light and creating a contemporary yet comfortable feel. To the rear, a second reception room offers equally impressive proportions, with sliding doors opening directly onto the garden, seamlessly blending indoor and outdoor living.

The property further benefits from an additional versatile room to the front, ideal as a home office, snug or storage space, alongside a separate utility area positioned just off the kitchen for added practicality.

Upstairs, the first floor comprises four well-proportioned bedrooms, all beautifully presented and flooded with natural light from large windows, complemented by a modern family bathroom.

Externally, the substantial rear garden offers a fantastic mix of lawn and seating areas, providing the perfect setting for both relaxation and entertaining.

A superb family home in a desirable location, offering space, style and flexibility throughout.

## Additional Images



Bedroom Three



Aerial View Rear



Aerial Front Elevation Of Property



Hallway



Hallway



Downstairs Wc



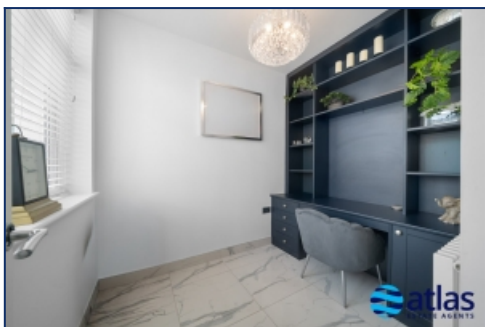
Living Space



Living Space



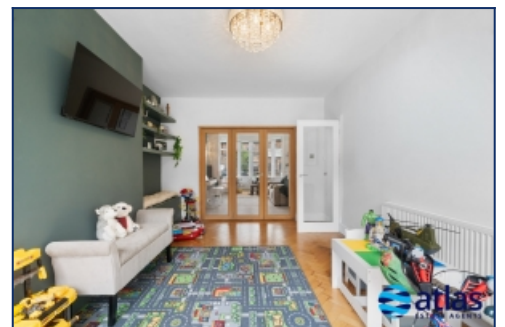
Room



Room



Second Living Space



Second Living Space



Kitchen



Kitchen



Laundry Room



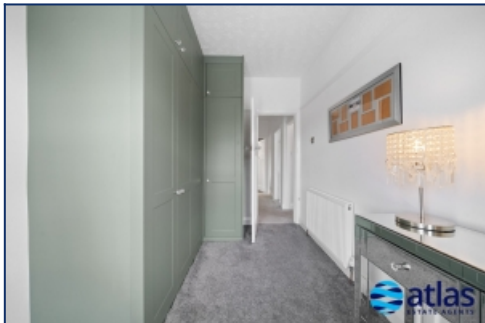
Landing



Bedroom One



Bedroom Two



Bedroom Three



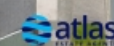
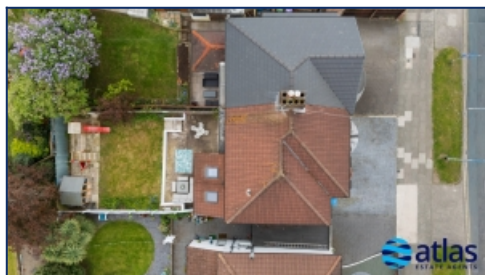
Bedroom Four



Bathroom



Bathroom



Aerial View



Rear Elevation Of Property



# Floor Plans



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