

**FOR SALE**



**L16 7PH**  
**Offers In Region Of £340,000**

  
**MARTIN & CO**



## L16 7PH

3 Bedrooms, 1 Bathroom

Offers In Region Of £340,000

- Wonderful Family Home
- Three Spacious Bedrooms
- Three Reception Rooms
- Highly Desirable Residential Suburb
- Incredible Sized Secret Garden

WOW! WOW! WOW!

Martin & Co are delighted to bring to the market this character-filled three-bedroom, three-reception-room semi-detached family home, tucked away in a quiet cul-de-sac within the highly sought-after residential suburb of Childwall.

Perfectly positioned close to excellent local amenities, highly regarded schools, and within easy reach of Allerton Road with its vibrant selection of shops, cafés, bars, and supermarkets, the property also benefits from superb transport links, providing convenient access to Liverpool city centre and beyond.

Offering an abundance of space and potential, this wonderful home combines comfort, convenience, and versatility. While requiring some modernisation, it presents an exciting opportunity for first-time buyers, growing families, and investors alike to create a truly exceptional home.

Upon entering, you are welcomed by a bright and inviting hallway which provides access to three generously proportioned reception rooms and the kitchen. To the first floor, the property offers three



spacious bedrooms, a family bathroom, and a separate WC.

One of the property's most remarkable features is its enchanting and expansive rear garden. A true hidden gem, this magical outdoor space unfolds as you explore, revealing private terraces, sunny lawned areas, mature trees, established planting, a garage, and numerous secluded spots to relax and entertain. Rarely does a garden of this size and character come to the market.

The generous plot offers exciting potential for extension to the side and/or rear (subject to the necessary planning permissions), creating the opportunity to design a bespoke family home tailored to your individual requirements.

A property of this nature, offering such outstanding potential in one of South Liverpool's most desirable locations, is a rare find and must be viewed to be fully appreciated.

NO CHAIN

FREEHOLD

EPC GRADE = E

COUNCIL TAX BAND = D

All measurements are approximate and cannot be relied upon for any future purpose and no liability is taken for any errors.

**PORCH** Upon entering the property, you are welcomed by a light and bright UPVC double glazed entrance porch having stone quarry tiles and a door that leads into an inviting hallway.

**HALLWAY** 15' 4" x 6' 9" (4.68m x 2.06m) The spacious hallway has original features along with power points, two meter cupboards, single radiator, stairs leading to the first floor and two UPVC double glazed windows with frosted glass.

**RECEPTION ROOM ONE** 12' 3" x 11' 8" (3.75m x 3.58m) A beautifully situated reception room having a feature fire on tiled hearth and tiled back with a classic wood surround, power points, double panel radiator and a further single panel radiator curved into the bay, there is a beautiful UPVC double glazed walk in bay window that overlooks the front garden and floods the space with natural light.

**RECEPTION ROOM TWO** 14' 6" x 11' 2" (4.44m x



3.42m) A further spacious reception room having a feature art deco fire surround and hearth, power points, radiator and a half box bay UPVC double-glazed window overlooking the sunny rear garden and throwing in streams of natural light.

**DINING ROOM** The dining area open to the kitchen and has radiator, power points and window over the side of the property.

**KITCHEN** 18' 9" x 7' 3" (5.74m x 2.23m) A spacious kitchen currently featuring a selection of wall and base units, along with a stainless steel sink and drainer with mixer tap over and a UPVC double glazed window above offering views of the amazing rear garden and a further UPVC double glazed window to the side aspect and door offering access to the rear garden.

(Measurement include the kitchen and dining room)

**LANDING** 10' 2" x 4' 0" (3.11m x 1.24m) A light and

airy landing having loft hatch, access to all first floor rooms and a UPVC double glazed frosted glass window.

**MASTER BEDROOM** 12' 2" x 11' 5" (3.73m x 3.48m) A generously sized double bedroom complete with built in wardrobe, power points, double panel radiator and a UPVC double-glazed walk in bay window overlooking the front of the property and filling the space with amazing daylight.

**BEDROOM TWO** 12' 5" x 11' 3" (3.80m x 3.44m) A further spacious double bedroom featuring power points, double panel radiator and a UPVC double-glazed window overlooking the sunny rear garden.

**BEDROOM THREE** 8' 10" x 7' 4" (2.70m x 2.24m) Another good sized bedroom having power points, radiator and a UPVC double-glazed window with front aspect.

**BATHROOM** 7' 3" x 5' 3" (2.22m x 1.61m) The family bathroom features a pedestal sink, panel bath with shower over, storage cupboard, radiator and a UPVC double-glazed frosted glass window.

**WC** Having a low flush WC, part tiled walls and UPVC double glazed frosted glass window.

**OUTSIDE** The front of the property is approached via a driveway leading to the detached garage, with a gate providing access to the rear garden. To the left, an attractive garden area is bordered by a low wall and planted with a variety of mature shrubs and trees.

The impressive rear garden is a particular feature of the property. Generous in size and bathed in sunlight, it combines paved terraces with expansive lawns that reveal a series of charming and secluded areas as you explore. Framed by mature trees and established planting, the garden offers a high degree of privacy and provides the perfect setting for outdoor dining, family gatherings, or simply relaxing in peaceful surroundings.

To the side of the property, a terrace area adjacent to the garage creates a versatile sheltered space, suitable for additional parking, a workshop, outdoor entertaining, or even an outdoor kitchen for barbecues and celebrations. Further features include a seating area with a pond, a secluded terrace set at the rear of the dining room, and a winding pathway leading through an archway to an additional lawned garden enclosed by trees and fencing. Beyond this lies a further area housing a garden shed.

This enchanting garden offers an abundance of space, character, and potential. While some landscaping could further enhance its appeal, it provides an excellent blank canvas for creative redesign, future extension possibilities (subject to the necessary permissions), and making the most of long summer days with family and friends.

**GARAGE** Garage space with opening doors.



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Floor 2



Approximate total area<sup>(1)</sup>  
94.2 m<sup>2</sup>

(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.

GIRAFFE360

## Martin & Co Liverpool

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