



**Rimmer Avenue, Childwall**  
Liverpool

**£350,000**



- Magnificent Three Bedroom Semi Detached Residence
- Envidable Location In Sought-After Suburb Of Childwall
- Well-Proportioned & Immaculately Finished Throughout
- Entrance Hall & Elegant Bay-Fronted Reception Room
- Impressive Open Plan Kitchen Diner, Utility Room & WC
- Three Substantial & Beautifully Presented Bedrooms
- Contemporary Style Four-Piece Family Bathroom Suite
- Delightful Garden To Rear & Ample Off-Road Parking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

# Rimmer Avenue

Childwall, Liverpool

Standing proudly on Rimmer Avenue in the highly desirable area of Childwall, L16 is this magnificent three bedroom semi detached residence, proudly presented to the sales market by appointed agents Move Residential. The property boasts generous and versatile living proportions which have been thoughtfully designed to meet the needs of modern living. Showcasing immaculately presented interiors throughout, this promises to make an enviable future home for an extremely lucky family.

An inviting entrance hall greets you into the property, leading through to a spacious family lounge, flooded with natural light courtesy of a box bay window. Beautifully finished in a tasteful décor featuring attractive wood style flooring, this presents an elegant space for relaxing and entertaining. At the heart of the home is an open plan kitchen diner which is certain to impress, providing the ultimate social setting for enjoying family mealtimes and hosting on a larger scale. The kitchen is complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface, whilst the dining area boasts a set of French doors providing seamless access out to the rear garden. Continuing through you will find a well-equipped utility room, and concluding the extensive ground floor is a convenient WC.



## Rimmer Avenue

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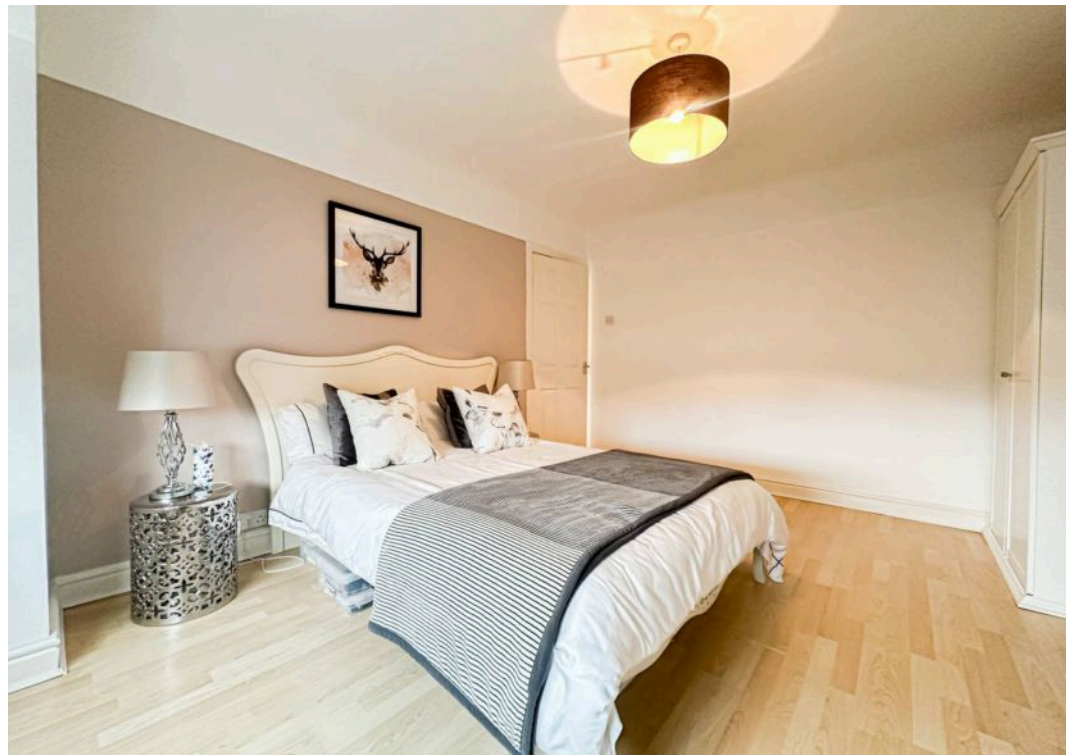
The high quality continues up to the first floor where you will discover two generously sized double bedrooms and a well-proportioned single room, each impeccably presented and receiving an abundance of daylight. Serving the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a deluxe contemporary style four-piece family bathroom suite.

Externally, the property is further enhanced by a substantial rear garden consisting of a lawn, smartly flagged patio and decking area, offering a delightful setting for al-fresco dining and entertaining during the warmer months. To the front, a driveway provides ample off-road parking.

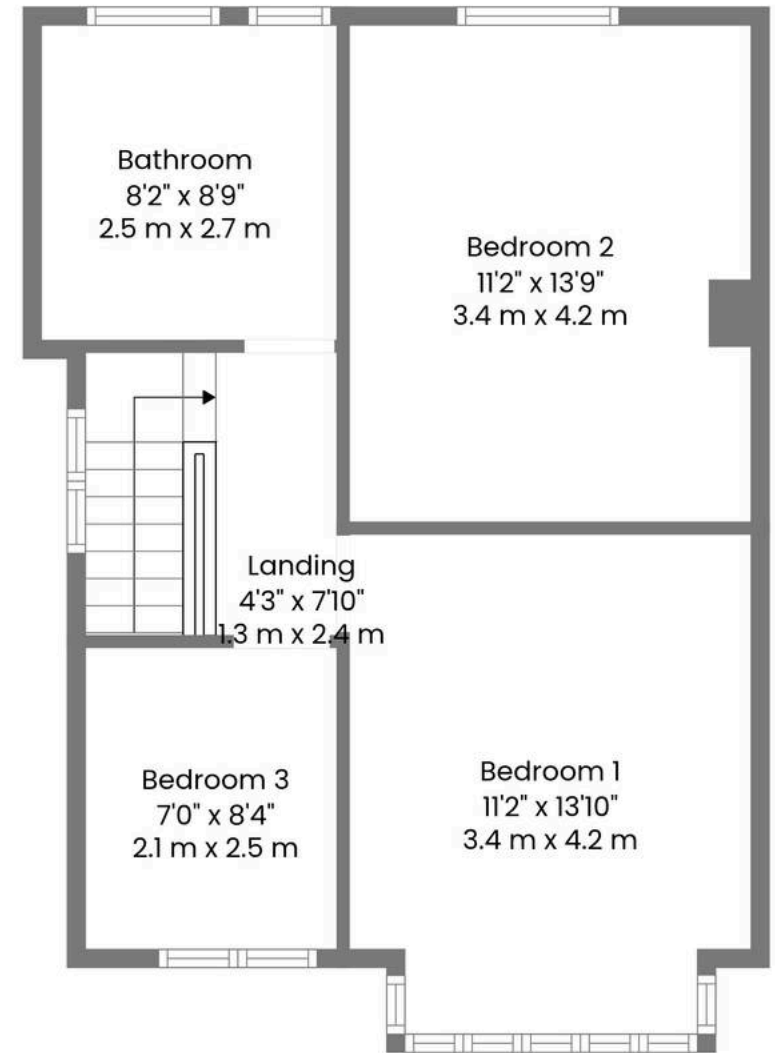
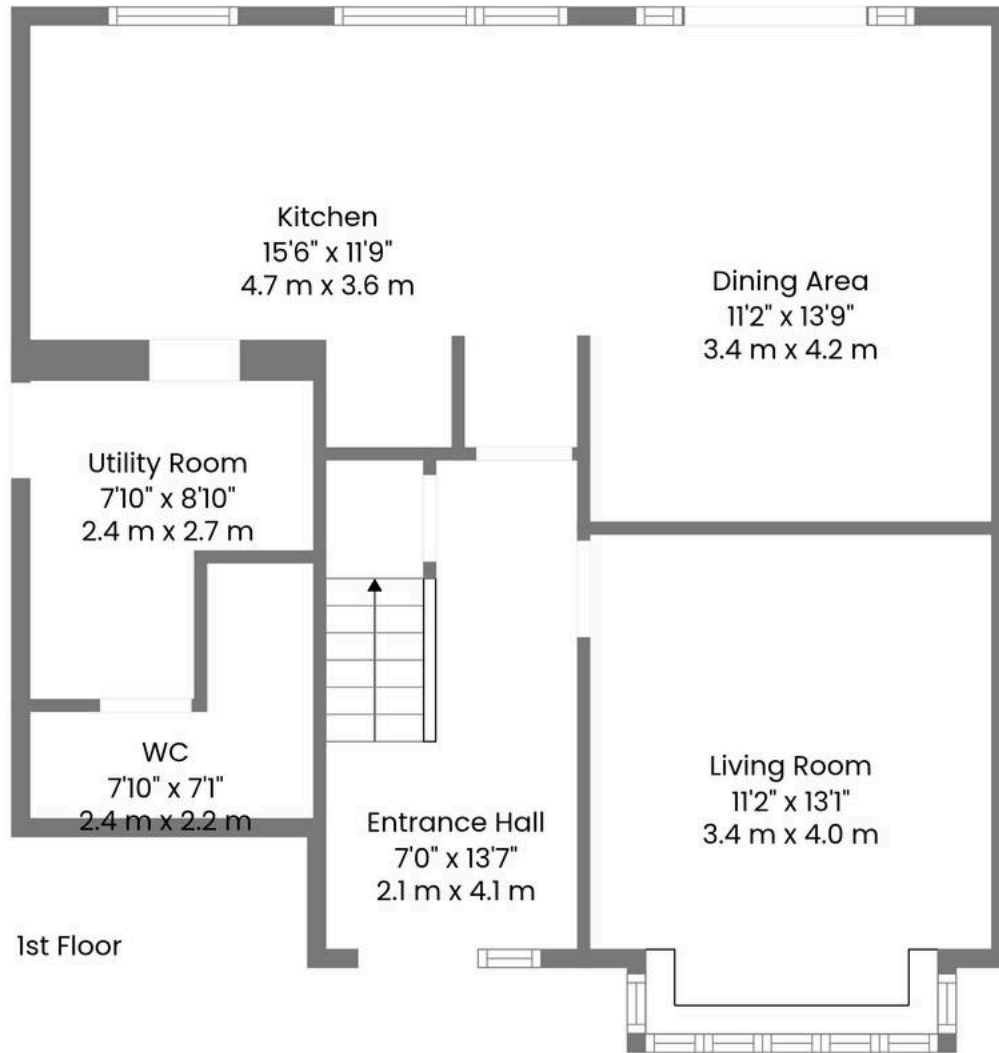












**TOTAL: 1175 sq. ft, 109 m2**

1st floor: 672 sq. ft, 62 m2, 2nd floor: 503 sq. ft, 47 m2

EXCLUDED AREAS: WALLS: 104 sq. ft, 10 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, No Responsibility Is Taken For Any Error, Omission Or Mis-statement. This Plan Is For Illustrative Purposes Only And Should Be Used As Such By Any Prospective Purchaser.