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**47**

65 Chelwood Avenue, Childwall, Liverpool L16 2LL

GUIDE PRICE **£220,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefiting from majority double glazing, central heating and front garden with driveway together with a large rear garden. The property is a blank canvas to put your own stamp on it and there is potential to extend to the side and rear subject to any consents. Once modernised the property would make an excellent family home.

### Situated

Off Childwall Valley Road in a popular and well established residential location, close to local amenities, Belle Vale Shopping Centre, schooling and transport links. Liverpool city centre is approximately 5 miles away.

### Ground Floor

Hall, Lounge, WC, Rear Dining Room (French Doors) and Kitchen.

### Council Tax Band

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### First Floor

Three Bedrooms, Bathroom with separate WC.

### Outside

Front Garden, Driveway, Large Rear Garden and Outhouse.

### EPC Rating

TBC

