



5 Blundellsands Road West, Liverpool, Merseyside L23 6TF

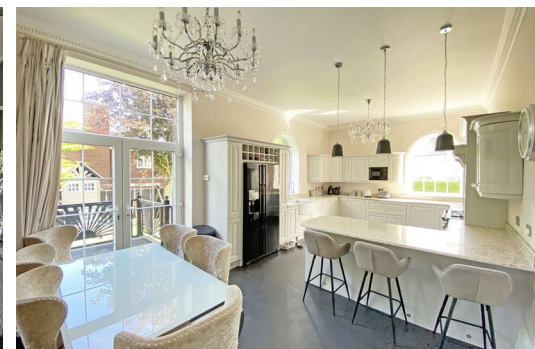
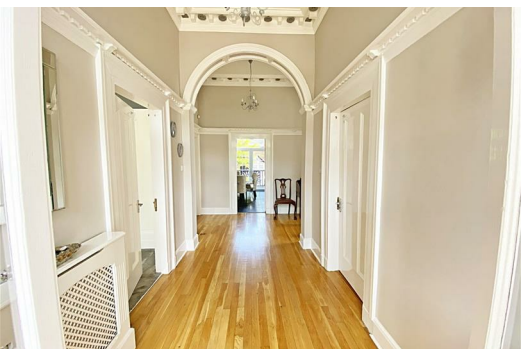
£1,495,000

A rare opportunity to acquire an elegant double fronted detached residential in a prime residential area of Blundellsands. The property stands in superb landscaped gardens. Around the circular entrance driveway there are lawned and shrubbed areas, landscaped with trees and shrubs.

This unique property, formerly the summer residence of the "Blundell Family", is within easy reach of the seafront, West Lancashire Golf Club, Blundellsands and Crosby railway station, local schools and other local facilities.

'Warren House' retains many of its character features and boasts quality fittings throughout. The property comprises reception hall, three reception rooms, breakfast room open to fitted dining kitchen and downstairs cloakroom. To the first floor there are five bedrooms, the master bedroom having en-suite shower room, and a family bathroom. The basement is currently in the process of being renovated. The property benefits from double glazing and gas central heating and there is a security alarm system installed.

Internal inspection is strongly recommended to appreciate this magnificent property.



Vestibule

6'10" x 8'6" (2.1 x 2.6)

Tiled floor and original features

Hallway

6'10" x 18'8" (2.1 x 5.7)

Oak flooring, radiator

Front Reception Room 1

15'5" x 19'8" (4.7 x 6)

UPVC double glazed bay window, UPVC double glazed window, fire with surround, radiator.

Front Reception Room 2

15'1" x 20'4" (4.6 x 6.2)

UPVC double glazed bay window, UPVC double glazed window, fire with cast iron surround, radiator.

Cloakroom

2'11" x 8'10" (0.9 x 2.7)

Through to

WC

2'11" x 5'6" (0.9 x 1.7)

UPVC double glazed window, low level WC, sink with vanity unit, tiled walls and floor.

Rear Reception Room

14'9" x 16'8" (4.5 x 5.1)

UPVC double glazed windows x 4, Amtico flooring with underfloor heating, oak flooring, UPVC double glazed patio doors to rear garden, fire with surround

Kitchen

12'9" x 24'3" (3.9 x 7.4)

Range of wall and base units, breakfast bar, sink with mixer tap, American style fridge freezer, dishwasher, Range cooker with extractor fan, integrated microwave, Amtico flooring with underfloor heating.

Utility Room

6'6" x 5'10" (2 x 1.8)

UPVC double glazed doors to rear, space for washing machine and dryer, access to basement.

Stairs to First Floor

Turned staircase with original balustrades, half landing with feature window, radiator.

Master Bedroom

15'1" x 20'4" (4.6 x 6.2)

UPVC double glazed window, radiator, feature fireplace with surround.

En Suite

4'3" x 10'9" (1.3 x 3.3)

Low level WC, double sink with storage, walk in shower, fully tiled walls and floor, UPVC double glazed window.

Front Bedroom

14'9" x 20'0" (4.5 x 6.1)

UPVC double glazed window, fireplace, radiator, fitted wardrobes.

Back Bedroom 1

14'5" x 12'9" (4.4 x 3.9)

UPVC double glazed window, radiator, feature fireplace with wooden surround.

Back Bedroom 2

8'10" x 13'1" (2.7 x 4)

UPVC double glazed window, radiator

Back Bedroom 3

14'9" x 15'5" (4.5 x 4.7)

UPVC double glazed window, radiator

Family Bathroom

Low level WC, double sink with mixer tap and storage, bath with mixer tap, walk in shower, tiled walls and floors, UPVC double glazed window.

Basement

Currently in the process of being renovated.

Reception Room / Kitchen

27'10" x 11'1" (8.5 x 3.4)

Patio doors and sky lights

Family Room

25'7" x 11'1" (7.8 x 3.4)

Bedroom

11'5" x 13'9" (3.5 x 4.2)

Bathroom

12'1" x 7'10" (3.7 x 2.4)

Store Room

5'2" x 7'2" (1.6 x 2.2)

Store Room

8'10" x 2'11" (2.7 x 0.9)

Kitchen / Utility Room

12'9" x 8'6" (3.9 x 2.6)

Reception Room

22'11" x 10'2" (7 x 3.1)

Proposed Gym

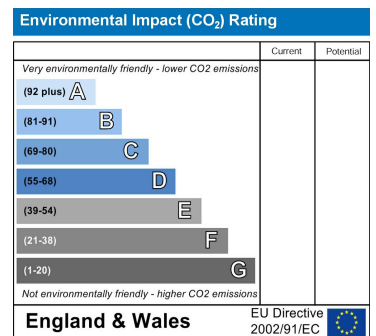
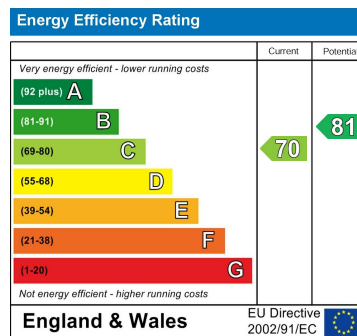
14'5" x 8'10" (4.4 x 2.7)

Under Stairs Storage Room

12'5" x 6'6" (3.8 x 2)

WC

8'10" x 2'11" (2.7 x 0.9)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, views and any other details are given without responsibility to be used for any purpose, intention or commitment. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The vendor, agent and estate agent shall have no responsibility or liability as to their quality or efficiency can be given. Agent: Berkeley Shaw (2024)

