

## 54 Warren Road, Liverpool, L23 6UF

### Open To Offers £1,250,000

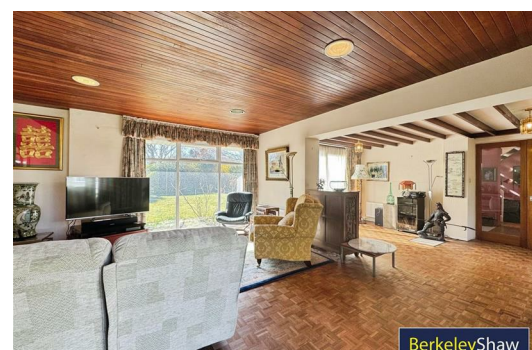
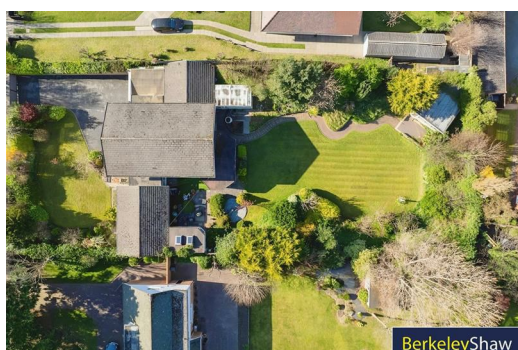
A Rare Opportunity on One of Blundellsands' Most Prestigious Roads

Located on the exclusive Warren Road, L23, this architecturally designed six-bedroom residence offers an exceptional opportunity for redevelopment or renovation. Occupying an expansive half-acre plot, the property sits directly opposite the tranquil and picturesque Key Park, next to Blundellsands Tennis Club, and is just a short stroll from the iconic Crosby Beach.

Offering immense scope for modernisation, this residence provides a rare chance to craft a bespoke home tailored to your vision, set on one of the area's most desirable roads.

The area is well known for its top-performing schools, excellent amenities, and leisure facilities including West Lancashire Golf Club. Excellent transport links are provided via Hall Road and Blundellsands & Crosby train stations, giving easy access to Liverpool City Centre and surrounding areas.

Internally, a welcoming entrance hall leads to a cloakroom/WC and a spacious living room with access to a ground floor bedroom and en-suite bathroom—ideal for guests or multi-generational living. The ground floor also offers a sun room, a dining room with sliding doors to a private courtyard, a modern fitted kitchen with utility, and a versatile family room/home office.



### Sun room

Timber frame doors, windows, tiled floor, radiator & part tiled walls.

### Entrance hall

Stairs to first floor, radiator, solid wood flooring & part tiled floor.

### Living room

Solid wood flooring, radiator, UPVC sliding doors, double glazed windows & 3 x radiators.

### Bedroom 1

Ground floor bedroom with fitted wardrobes, double glazed windows, 2 x vertical radiators & access to en-suite bathroom.

### Bathroom

Double sinks, WC, bidet, bath with hand shower, level access shower area, UPVC door to rear garden, double glazed window, spotlights, 2 x skylights, tiled floor, tiled walls & cupboard housing combi Vaillant boiler.

### Dining room

Solid wood flooring, aluminum sliding doors to courtyard & radiator.

### Cloakroom

Radiator, Vaillant combi boiler, solid wood flooring, part tiled walls, basing & radiator.

### WC

Tiled floor, part tiled walls & WC.

### Breakfast kitchen

Timber frame double glazed windows, quartz work tops, stainless steel sink, breakfast bar, vertical radiator, integrated appliances including Neff gas burning hob, microwave, electric oven, extractor hood, space for washing machine, range of wall & base units.

### Family room/office

Timber frame doors & windows, tiled floor & radiator.

### Side porch

Storage cupboard, UPVC doors & windows

### Landing

Radiator & timber frame double glazed windows.

### Master bedroom

Fitted wardrobes, radiator & double glazed timber frame windows overlooking the gardens.

### En-suite

Basin, bidet, WC, corner shower, tiled walls, radiator & timber frame double glazed windows.

### Dressing area

### Bedroom 3

Fitted wardrobes, radiator & timber frame double glazed windows.

### Bedroom 4

Radiator & timber frame double glazed windows.

### Bedroom 5

Fitted wardrobes, radiator & timber frame double glazed windows.

### Bathroom

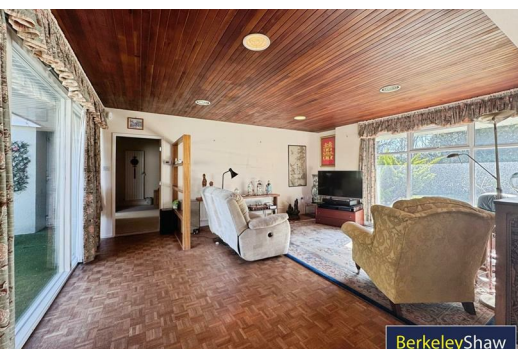
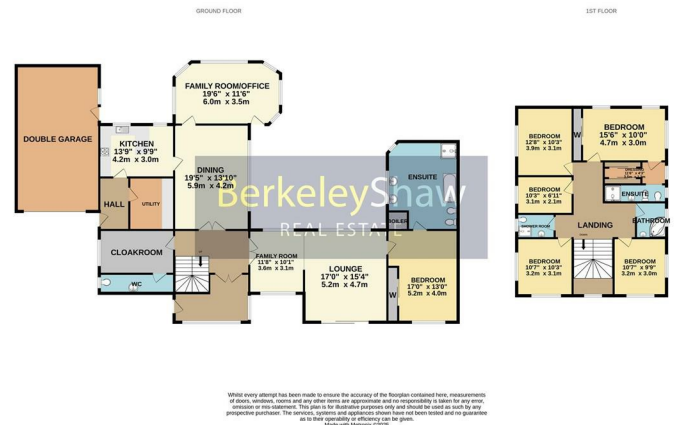
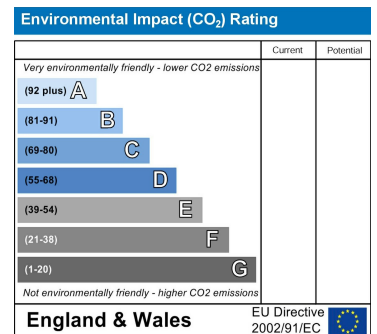
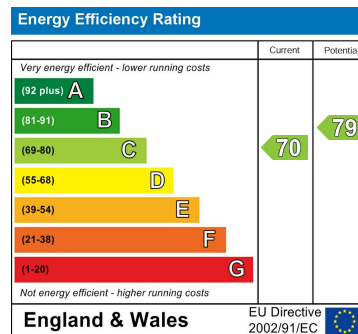
Tiled walls, heated towel radiator, timber frame double glazed windows & corner jacuzzi bath.

### Shower room

Timber frame double glazed window, part tiled walls, basin, WC & shower enclosure with electric shower.

### Externally

Electric gated access to front elevation with off street parking for several vehicles, lawned front garden with mature borders. Car port leading to a double garage with additional storage room to the rear. Generous rear garden with summer room, mature borders, courtyard seating area & lawn.



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