



54 Warren Road, Liverpool, L23 6UF

Asking Price £1,000,000

An Exceptional Opportunity on One of Blundellsands' Most Prestigious Addresses

Set along the highly coveted Warren Road, L23, this architect-designed six-bedroom residence offers a rare chance to secure a substantial home in one of Blundellsands' most distinguished and sought-after locations. Occupying an impressive half-acre plot, the property enjoys a prime position overlooking the picturesque Key Park, adjacent to Blundellsands Tennis Club, and just a short stroll from Crosby Beach—an enviable coastal setting combining privacy and prestige.

This is more than just a property—it is an opportunity to create a truly exceptional forever home. With significant scope for renovation or redevelopment, it provides the perfect canvas to design a bespoke residence tailored entirely to your vision, in a location synonymous with exclusivity.

The area is renowned for excellent schools, superb amenities, and leisure facilities including West Lancashire Golf Club, while nearby rail links offer easy access to Liverpool City Centre and beyond.

Internally, the property offers spacious and versatile accommodation. The ground floor includes a welcoming entrance hall, generous living room, kitchen with utility, dining room, sun room, and a flexible bedroom with en-suite—ideal for guests or multi-generational living.



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

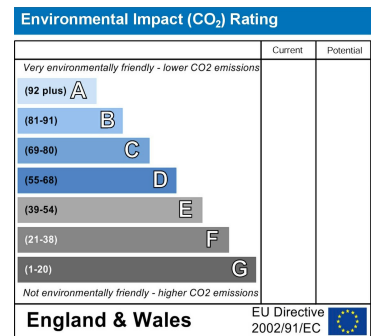
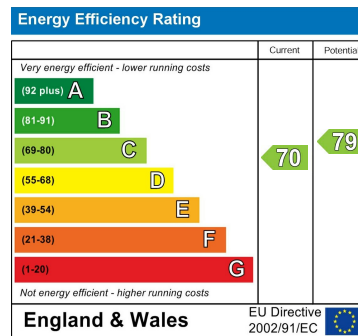
Tiled walls, heated towel radiator, timber frame double glazed windows & corner jacuzzi bath.

Shower room

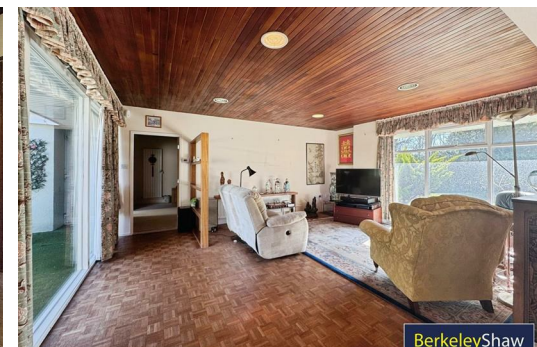
Timber frame double glazed window, part tiled walls, basin, WC & shower enclosure with electric shower.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error. Attention is drawn to the fact that the floorplan is for information only and should be used as a guide only. Prospective purchasers should ensure that the floorplan is not used as a guarantee of any particular feature or specification. The services, systems and appliances shown here have not been tested and no guarantee as to their operation or efficiency can be given. Made with Berkey 120025



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