BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



10 Warren Road, Liverpool, L23 6UB

Asking Price £1,000,000

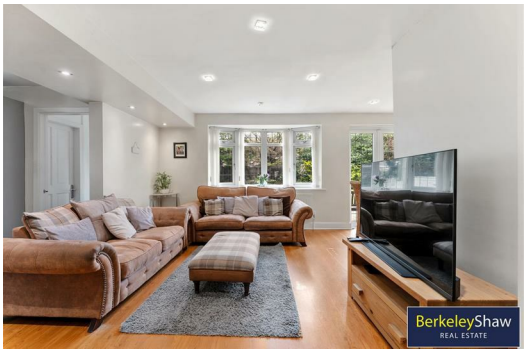
A rare opportunity to acquire a substantial five-bedroom DETACHED well-maintained CHARACTER residence, discreetly tucked away in one of Blundellsands' most sought-after locations. Ideally positioned within walking distance of Blundellsands & Crosby train station, Crosby Beach, local shops, and benefiting from an excellent local school catchment area, this impressive FREEHOLD family home offers exceptional space, charm, and future potential.

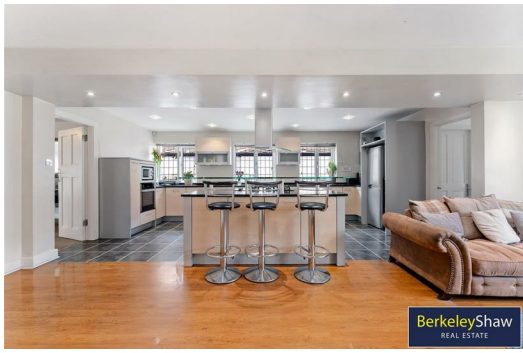
Occupying a GENEROUS gated secure PLOT with EXTENSIVE GARDENS to both the front and rear, the property also boasts driveway parking for several vehicles and a DETACHED GARAGE. Offering enormous scope to extend, convert the loft space, or further develop the garage to separate dwelling or ANNEX (subject to the necessary consents), this is a home perfectly suited for growing families looking to create their forever home over time.

Retaining a wealth of original character features including parquet flooring and beautiful wall panelling, the accommodation blends timeless charm with versatile living space. The heart of the home is the spacious OPEN-PLAN KITCHEN, living and dining area, complemented by an adjoining utility room. In addition, there are two further separate reception rooms providing flexibility for formal living, entertaining, or home working. A downstairs WC and cloakroom complete the ground floor.

To the first floor are four generous double bedrooms and one single bedroom, including an impressive dual aspect PRINCIPAL SUITE with stylish en-suite bathroom and family bathroom.







Hall

Family Room
25'9" x 14'10" (7.86 x 4.54)

Cloakroom/Storage

Downstairs WC

Front Lounge
18'5" x 15'0" (5.62 x 4.58)

Kitchen/Dining
21'4" x 15'11" (6.52 x 4.86)

Lounge
18'0" x 7'9" (5.51 x 2.37)

Utility

Main Bedroom
17'10" x 13'5" (5.44 x 4.10)
DOUBLE ensuite bedroom with large bay window to the front aspect.

En-suite

Bedroom 2
16'0" x 15'0" (4.88 x 4.58)
DOUBLE

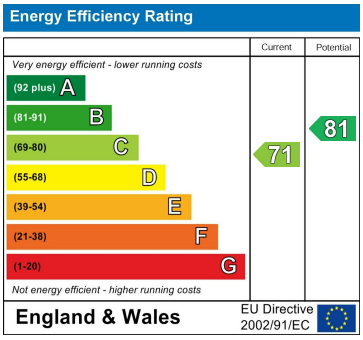
Bedroom 3
15'0" x 10'10" (4.58 x 3.32)
DOUBLE

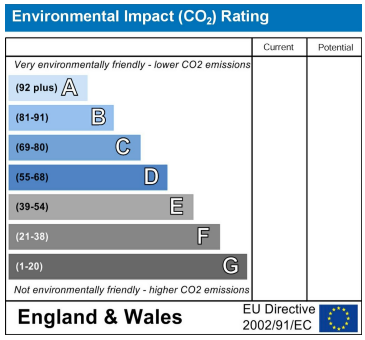
Bedroom 4
12'7" x 12'0" (3.85 x 3.68)
DOUBLE

Bedroom 5/Dressing Room
11'6" x 5'9" (3.52 x 1.77)
SINGLE

Family Bathroom
8'9" x 5'10" (2.67 x 1.78)

Garage







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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