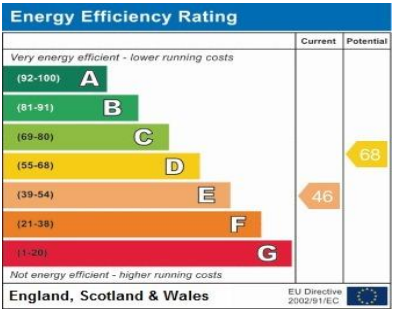


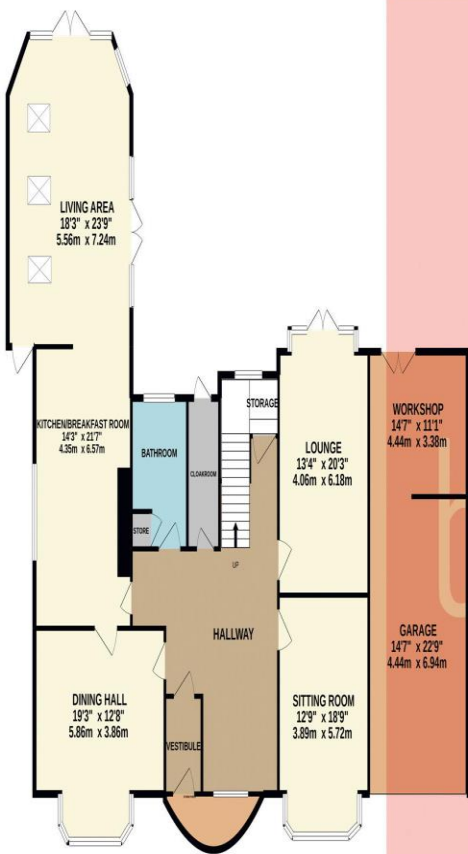
Explore the property...

EPC & Floor Plans

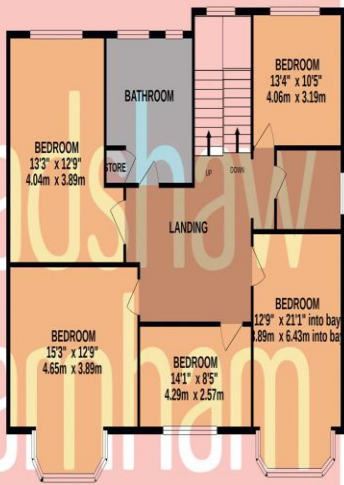


Address:  
Warren Drive

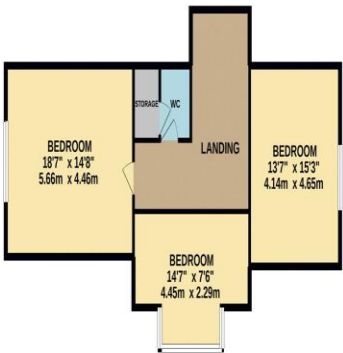
GROUND FLOOR  
2639 sq.ft. (245.2 sq.m.) approx.



1ST FLOOR  
1602 sq.ft. (148.8 sq.m.) approx.



2ND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 5104 sq.ft. (474.2 sq.m.) approx.

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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PROPERTY FEATURES

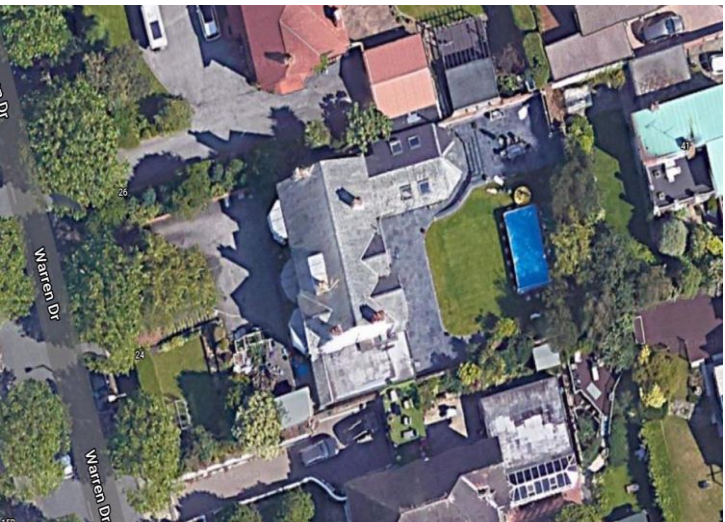
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Call - 0151 678 9760  
Email - [moreton@bflhomes.co.uk](mailto:moreton@bflhomes.co.uk)  
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The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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## About the property...

Occupying a substantial plot is this extensive eight bedroom detached family home spread over three floors which is full of character and charm! Situated on an elevated position on this lovely road the property is flooded with light. This highly regarded location on Warren Drive is just moments away from the fantastic Marine point development at New Brighton! Tucked away from the road this really is a beautiful hidden gem! As you approach the property you are welcomed by extensive layered gardens to the front with a large driveway and double length garage / workshop. As you enter the property through the feature pillar storm porch you are welcomed into a vestibule which opens up into a stunning grand entrance hall with feature wooden cladded walls. To the right of the entrance hall there is a large sitting room to the front and a lounge with patio doors opening to the rear garden, to the left of the property there is a spacious dining hall, cloakroom, downstairs bathroom and a large kitchen/breakfast which opens up into the main family/living area with skylights, windows and two set of patio doors. The ground floor also has a spacious understairs storage cupboard with the stairs above leading to the first floor with a turned staircase and a window overlooking the garden. The first floor boasts a spacious landing, four double bedrooms and a fifth bedroom which is currently used as a dressing room with built in wardrobes and chest of drawer units. There is also a family bathroom with separate bath and a double walk-in shower. The second floor is accessed via a second turned staircase leading to the top landing with WC and three further bedrooms. To the rear of the property is a stunning landscaped garden with a large patio area and lawn. This impressive detached property really is one of a kind with a versatile floorplan offering so much space; making this the perfect property for any family! It really is a must view to appreciate what is on offer!

## About the location...

From our agents office, take a left onto hoylake road then take the first left at the roundabout onto pasture road. at the end of the road follow the road to the right onto leasowe road then continue to wallasey village. at the roundabout take the first left and continue through wallasey village. at the second set of lights take a right into grove road, then at the first roundabout take a left onto warren drive.

