

## Warmwell Close, Speke, L24



For Sale - £250,000 Offers in Excess of

### Key Features

- 3 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- No Onward Chain
- Immaculately Maintained Rear Garden with a Generous Decking Area, Perfect for Outdoor Entertaining
- Contemporary Open-Plan Kitchen Diner Featuring Integrated Appliances
- Convenient Ground Floor Wc
- Two Stylish Bathrooms to the First Floor, Including a Well-Appointed En-Suite
- Fully Carpeted Bedrooms Offering Comfort and Warmth
- Spacious Reception Room with French Doors Opening Onto the Garden
- Beautifully Presented Modern Home with a Spacious Driveway Providing Ample Off-Road Parking
- Ideally Located Close to Excellent Transport Links, Just Minutes from Liverpool John Lennon Airport and with Easy Access to the M62 and M57 Motorways
- Can Include an American Fridge & Freezer, Washing Machine, Tv, All Bed Frames and Mattresses, Along with the Rest of the Furniture If the Buyer So Wishes

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented detached residence on Warmwell Close offers modern family living at its most refined. Tucked away in a sought-after corner of Speke, L24, the property combines contemporary style with practical design, creating a home that is as welcoming as it is impressive.

Set back behind a spacious driveway providing ample off-road parking, the house immediately conveys a sense of care and attention. Step inside and you are greeted by bright, thoughtfully arranged accommodation set across two floors.

### Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 79 square metres / 854 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Ground Rent: £250 per year
- Parking: Driveway
- No. of Parking Spaces: 3
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Hob (Gas)

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 25/05/2018 (approx)
- Original Lease Term: 155 year(s)
- Lease Expiry Date: 24/05/2173 (approx)
- Lease Term Remaining: 146 year(s) (approx)
- Service Charge: None
- Ground Rent: £250 per annum

At the heart of the home lies a contemporary open-plan kitchen diner, perfectly designed for modern life. Sleek cabinetry, integrated appliances and ample worktop space make it as functional as it is stylish, while the dining area provides an inviting setting for everything from casual breakfasts to lively dinner parties. Further, the cosy rear lounge prioritises comfort and style, perfect for a relaxing evening retreat. A convenient ground floor WC completes the layout on this level.

Upstairs, three fully carpeted bedrooms provide comfort and warmth, each thoughtfully proportioned to suit growing families or visiting guests. The first floor also hosts two stylish bathrooms, including a well-appointed en-suite to the principal bedroom, offering both privacy and a touch of everyday luxury.

To the rear, the immaculately maintained garden is a true highlight. A generous decking area creates the perfect stage for summer barbecues, morning coffees or evening drinks with friends, all framed by a neatly kept lawn that enhances the sense of tranquillity and space.

Ideally located close to excellent transport links, the property is just minutes from Liverpool John Lennon Airport and enjoys easy access to the M62 motorway and M57 motorway, making commuting across the region effortless.

In addition, the vendor is offering inclusion of the American fridge & freezer, washing machine, TV, all bed frame and mattress, along with the rest of the furniture if the buyer so wishes.

This is a home that has been lovingly maintained and carefully styled, offering a turnkey opportunity for buyers seeking comfort, convenience and contemporary elegance in equal measure.

## Additional Images



Kitchen / Diner



Kitchen / Diner



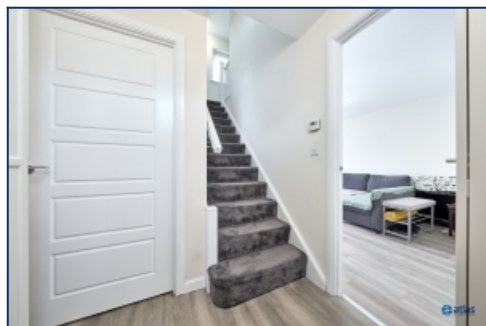
Kitchen / Diner



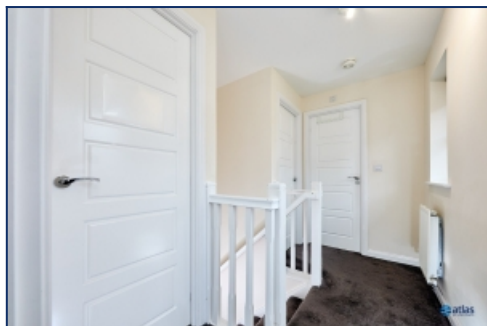
Reception Room



Downstairs W.c



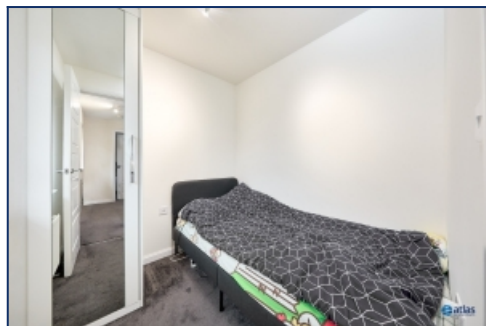
Hallway



Landing



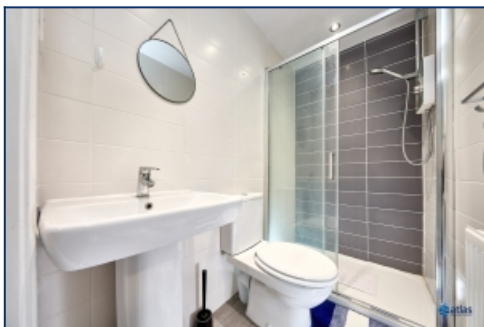
Bedroom



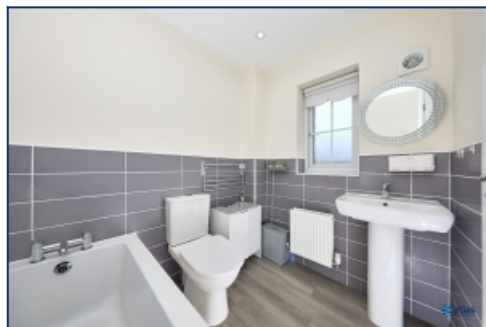
Bedroom



Bedroom



Bathroom



Bathroom



Garden

## Floor Plans



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