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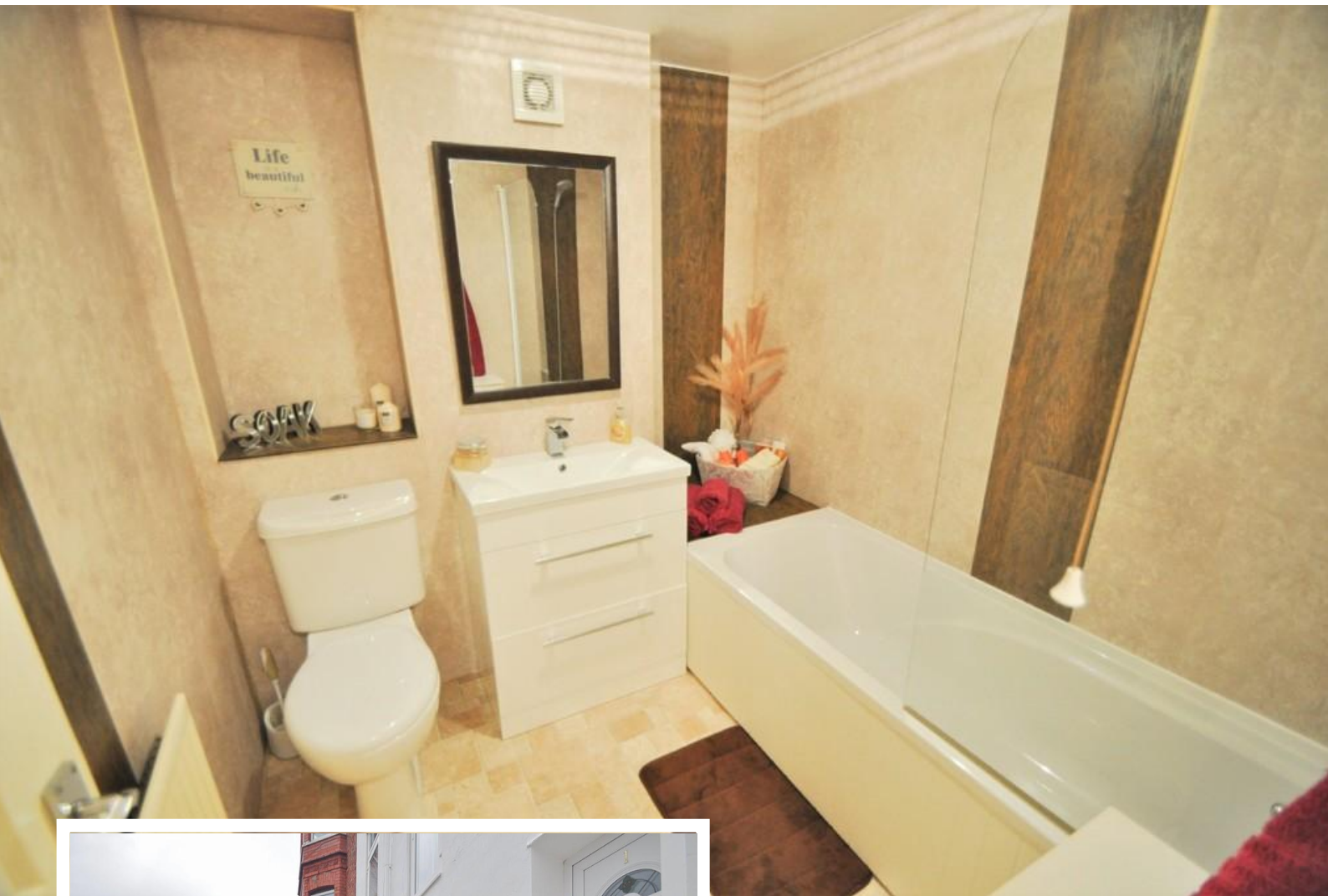


40 Warren Drive
, Wallasey, CH45 0JS

- Two Bed Ground Floor Apartment
- Prestigious Location with Partial Sea Views
- Modern Kitchen and Stylish Bathroom

£800 pcm
EPC Rating 'TBC'

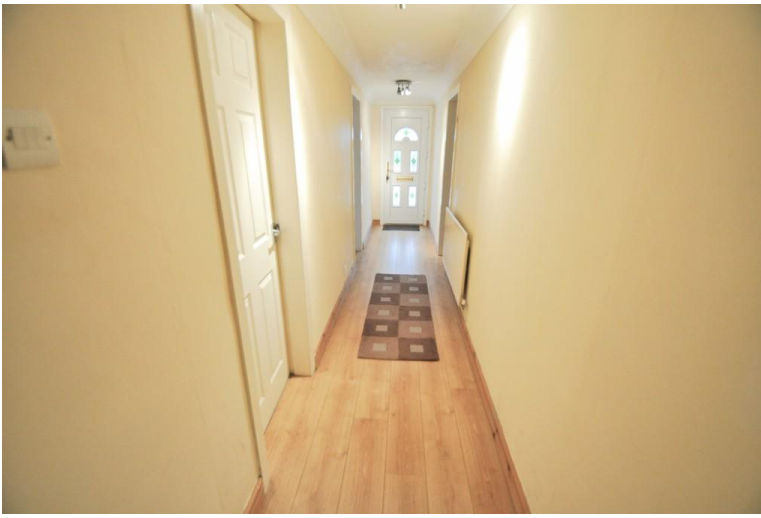




Property Description

A fantastic, ground floor two-bedroom flat set within this impressive and commanding building on arguably, the most prestigious road in Wallasey. Having the bonus of parking for two cars, front and side garden and having been tastefully decorated with modern upgrades throughout, this would make a perfect place to call home. Being situated near to everything you'll need to access in New Brighton including an array of local shops, good schooling and transport links including New Brighton train station. Also, only a short walk to the Marine Point development and the up-and-coming Victoria Quarter. Interior: private entrance, living room, dining area, and breakfast kitchen, two bedrooms and stylish bathroom. Complete with uPVC double glazing and gas central heating system. Exterior: front and side garden areas along with further communal garden, and parking at the front of the building. This lovely apartment is furnished; do not delay in organising your viewing!

PRIVATE ENTRANCE



To the front of the property is a spacious car park with parking for two vehicles. A pleasant approach to the uPVC part glazed entrance door passing the front and side garden, which is a perfect place for a bistro set to enjoy the sun's rays with a good book! The private entrance door opens into an inviting hallway with central heating radiator. Quality oak laminate flooring flows to the rear part of the hallway which opens into the dining area and the breakfast kitchen.

FURTHER VIEW

LIVING ROOM

18' 07" x 15' 03" (5.66m x 4.65m) Spacious living room ideal for relaxing in and entertaining guests with partial sea views through the uPVC double glazed bay window to front elevation with fitted blinds. Ceiling spotlights, telephone and television/internet point, two central heating radiators and quality oak laminate flooring. Stone effect electric fire set within a tasteful surround and a bottle bottom style feature window providing extra light into the dining area.

FURTHER VIEW

FURTHER VIEW



DINING ROOM

8' 03" x 5' 10" (2.51m x 1.78m) This area has ample space for a good sized dining set, and is great for family meal times and dinner parties as it flows into the kitchen area meaning you can keep the conversations flowing whilst cooking up a storm! Oak laminate flooring and the aforementioned window from the living room.

FURTHER VIEW

FURTHER VIEW



BREAKFAST KITCHEN

17' 02" x 11' 03" (5.23m x 3.43m) Great open plan feel with a tastefully chosen range of matching base and wall units with LED foot lighting and under unit lights, along with contrasting surfaces and tiled splash backs. The kitchen has a central island having storage below and breakfast bar too. One and half bowl composite sink and drainer with mixer tap. Range cooker with glass edged extractor above. Two wine racks, central heating radiator, and space and plumbing for a washing machine along with space for fridge freezer. Cupboard housing the Valliant boiler, tiled effect flooring and a glazed uPVC door leading out into the side garden.

FURTHER VIEW





FURTHER VIEW

BEDROOM ONE

13' 05" x 13' 01" (4.09m x 3.99m) Wake up and enjoy the partial sea views via the uPVC double glazed bay window, with fitted blinds. Central heating radiator.

FURTHER VIEW

FURTHER VIEW

BEDROOM TWO

uPVC double glazed window to side elevation and central heating radiator.



BATHROOM

A lovely, stylish re-fitted bathroom having tasteful 'easy-clean' panelled walls and a tile effect vinyl floor. Suite comprising panel bath with shower attachment and screen, low level WC and wash basin set within a handy storage unit. Central heating radiator and extractor fan.

FURTHER VIEW

FURTHER VIEW

OUTSIDE

Parking for two cars in the front car park providing easy access for taking in your shopping through your private entrance door. The front and side garden are set behind a low boundary wall and laid with pebble stones and steppingstones making a great space for a bistro set and bench to relax on with a good book and your favourite tippie over those warmer months!

FURTHER VIEW

LOCATION

Warren Drive can be found off Grove Road, approx. 1.0 miles driving distance from our Liscard office.





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