



WARREN COURT

BIRKDALE, PR8 2DF



WARRENCOURT, BIRKDALE, PR82DFA

TOTAL APPROX. FLOOR AREA 1,518 SQ FT

THIS NEWLY COMPLETED THREE-BEDROOM SEMI-DETACHED HOUSE IS NOW READY FOR IMMEDIATE OCCUPATION. POSITIONED WITHIN EASY WALKING DISTANCE OF THE EVER-POPULAR BIRKDALE VILLAGE AND EXCELLENT TRANSPORT CONNECTIONS, IT COMBINES MODERN LIVING WITH CONVENIENCE. BUILT TO A HIGH SPECIFICATION, EACH HOME OFFERS A STYLISH FINISH WITH MANY FEATURES INCLUDED AS STANDARD.



DRIVING DISTANCE

- ENTRANCE HALLWAY
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN WITH DINING AREA
- PRIMARY BEDROOM WITH ENSUITE & FITTED WARDROBES
- TWO FURTHER BEDROOMS
- LARGE FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM / W.C.
- UNDERSTAIRS STORAGE

WHAT'S INCLUDED

- FITTED CARPETS & FLOOR COVERINGS
- CONTEMPORARY FITTED KITCHEN
- INTEGRATED APPLIANCES: OVEN, HOB, EXTRACTOR, DISHWASHER, FRIDGE-FREEZER
- WASHING MACHINE AND DRYER
- HIGH-QUALITY SANITARYWARE TO BATHROOMS
- FULLY TILED BATHROOMS WITH FITTED VANITY MIRROR
- UNIVERSAL TOOTHBRUSH CHARGING POINTS
- FITTED WARDROBES IN THE PRIMARY BEDROOM
- PAVED REAR TERRACE
- LAWNS LAID TO FRONT AND REAR
- ENCLOSED REAR GARDENS WITH PERIMETER FENCING
- BLOCK PAVED DRIVEWAY
- EXTERNAL ELECTRIC AND WATER POINTS
- ALARM

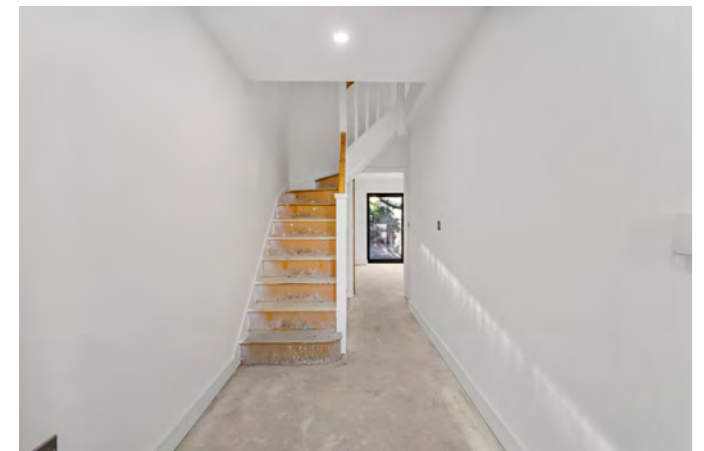


OUTSIDE

- INTEGRAL GARAGE WITH FITTED EV CHARGING POINT
- DRIVEWAY PARKING
- SOUTH-FACING REAR TERRACE AND GARDEN
- EXTERNAL ELECTRIC AND WATER SUPPLY

THE PROPERTY

Warren Court is a quiet area just off Westcliffe Road, and this home is part of a new development of just four new semi-detached homes. Finished in classic red brick with anthracite detailing, these properties have been designed with a timeless look that sits harmoniously within the surrounding homes.





GROUND FLOOR

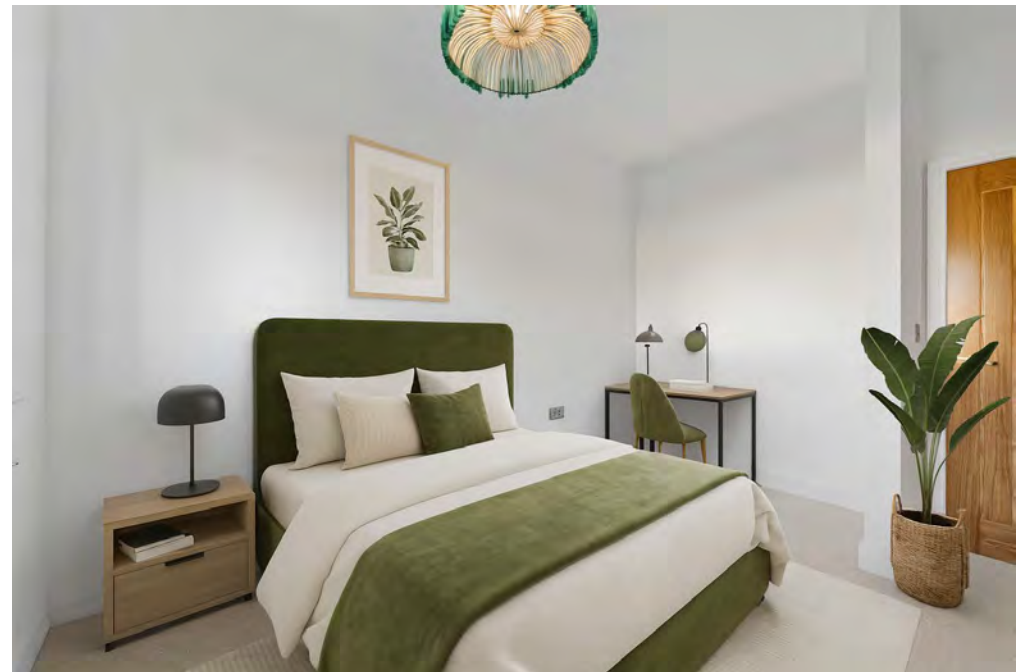
Entry is via a secure modern door into a welcoming hallway with stairs leading to the upper level. The generous lounge, located at the front, provides a comfortable and bright living space.

The open plan kitchen at the rear is the heart of the home is fitted with stylish modern units, quartz worktops, and integrated appliances offering ample room for dining, opening directly onto a south-facing rear garden via French doors, creating a super indoor-outdoor flow, perfect for entertaining or just enjoying sunny days.

From the kitchen, there is access to the integral garage and a well-located ground floor cloakroom/W.C., while a discreet understairs storage cupboard adds everyday practicality.







FIRST FLOOR

The landing provides access to three well-proportioned bedrooms. The primary suite features floor-to-ceiling fitted wardrobes and a modern ensuite shower room, finished with quality tiling, a vanity unit, and a walk-in shower. A universal toothbrush charging point adds a useful modern touch.

The remaining two bedrooms are served by a spacious modern family bathroom, complete with full-sized bath, overhead shower, vanity basin, fitted mirror, and toothbrush charger. Both bathrooms are fully tiled with a stylish, contemporary design.

Please Note: Some images have been virtually staged to help with spatial awareness

OUTSIDE

Benefiting from a front lawn, a paved pathway to the main entrance, and a private driveway for off road parking the integral garage provides additional parking or secure storage and includes an EV charging point.

At the rear, a private south-facing garden with paved terrace offers an ideal setting for relaxing or enjoying guests. External electric and water supplies are provided, and secure perimeter fencing completes the outdoor space.



ABOUT THE AREA

Located less than 20 minutes' walk from Birkdale Village, residents enjoy a wide choice of independent shops, great restaurants, lovely cafés, and local services. Family and pet friendly beaches are around a 5-minute drive with Southport town centre also a short drive away, offering major retailers, supermarkets, leisure facilities, and a variety of year-round activities including top quality golf courses, sports clubs, and fitness centres.

TRANSPORT

These homes are well placed for commuters, with regular local bus services close by providing connections to Liverpool, Wigan, Ormskirk, and Crossens. Birkdale train station is just a 5-minute drive, while Liverpool John Lennon Airport is under an hour away and Manchester Airport a little over an hour.

SCHOOLS

The area offers a wide range of schooling options, with around 25 primary and 8 secondary schools locally, many rated 'Good' by OFSTED. The nearest primary is within a 5-minute drive, as is Greenbank High School. Scarisbrick Hall, a leading independent school catering for nursery to sixth form, is within a 15–20-minute drive.



PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, electricity, central heating, double glazing, broadband ready

EPC: TBC

Council Tax Band:

Flood Risk:

Rivers & Seas: very low

Surface water: very low.

Local Authority:

Sefton Council – One Stop Shop,
The Atkinson, Lord Street,
Southport, PR8 1DB

Viewing: Strictly by
appointment with Karl Ormerod.
Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey, we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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Warren Court, Birkdale

Total Approx. Floor Area 1518 Sq.ft. (141.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



DELIVERING RESULTS
FOR PREMIUM HOMES.

Contact me to arrange
your personal viewing.

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