



 **4**
Bedrooms

 **3**
Bathrooms

**Tenure :
Freehold**

Offers in the region of £290,000
Warren House Road, Allerton Bywater



Tudor Sales & Lettings are proud to present this immaculately presented four-bedroom semi-detached home, ideally located on the sought-after Warren House Road in Allerton Bywater.

Finished to a high standard throughout, this spacious and modern property is perfect for families or professionals seeking comfort and convenience. The accommodation is arranged over three floors and briefly comprises:

Ground Floor:

- Welcoming entrance hallway
- Downstairs WC / cloakroom
- Stylish open-plan kitchen diner
- Integral garage with internal access

First Floor:

- Landing area
- Generous lounge
- Double bedroom with en-suite shower room

Second Floor:

- Landing
- Three further well-proportioned bedrooms
- Modern family bathroom

The property benefits from gas central heating and double-glazed windows throughout, ensuring warmth and energy efficiency all year round.

Externally, there is a double driveway to the front providing ample off-street parking. To the rear, you'll find a fully enclosed garden with both lawn and patio areas, perfect for relaxing or entertaining.

Don't miss your opportunity to view this stunning home — contact Tudor Sales & Lettings today on 0113 282 3056 to arrange a viewing or for further information.

Kitchen Diner 3.63m x 4.77m (11' 11" x 15' 8")
Fitted with a range of wall and base units. Laminated worktops. Integrated oven, hob and extractor hood over. Tiled splashbacks. Integrated dishwasher and fridge freezer. Central heating radiator. Double glazed window and French doors open to the rear garden.

WC 2.22m x 0.92m (7' 3" x 3')
Wash hand basin. Push button wc. Central heating radiator. Double glazed window.

Lounge 3.77m x 4.77m (12' 4" x 15' 8")
Bi-Folding doors. Feature wall panelling. Central heating radiator.

Bedroom 1 2.72m x 4.17m (8' 11" x 13' 8")
Two double glazed windows. Central heating radiator.

En-Suite 2.44m x 2.14m (8' x 7')
Shower cubicle. Wash hand basin. Push button wc. Central heating radiator.

Bedroom 2 2.71m x 4.76m (8' 11" x 15' 7")
Two double glazed windows. Central heating radiator.

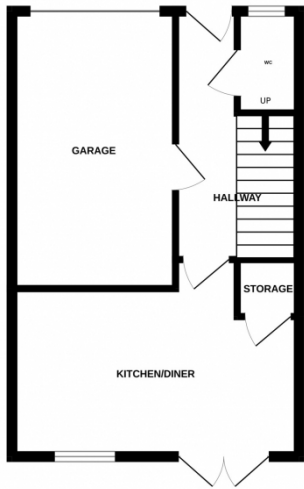
Bedroom 3 2.46m x 3.55m (8' 1" x 11' 8")
Double glazed window and a central heating radiator.

Bedroom 4 2.21m x 2.37m (7' 3" x 7' 9")
Double glazed window and a central heating radiator.

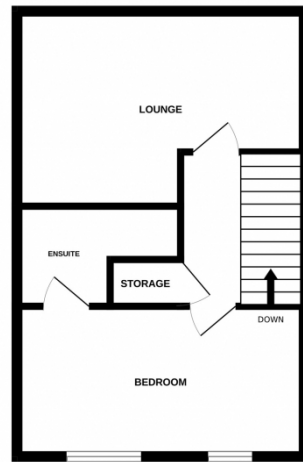
Bathroom 2.46m x 1.94m (8' 1" x 6' 4")
Three piece white suite comprising of: - bath, wash hand basin and a wc. Part tiled walls. Central heating radiator.

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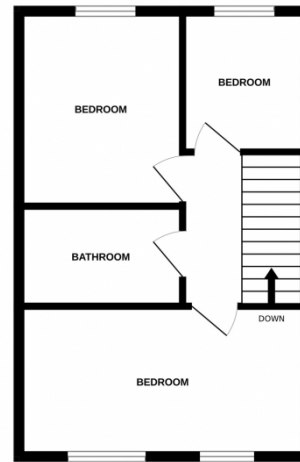
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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