



Warbler Close, Halewood, Liverpool, L26 7XD

- Delightful Three Bedroom Detached Residence
- Spacious & Beautifully Maintained Throughout
- Conservatory, Fitted Kitchen, WC/Utility Area
- Ensuite Shower Room & Family Bathroom Suite
- Located In Highly Favoured Area Of Halewood
- Entrance Hall, Reception Room & Dining Room
- Three Substantial & Well-Presented Bedrooms
- Charming Garden, Off-Road Parking & Garage



Offers in Excess of £295,000















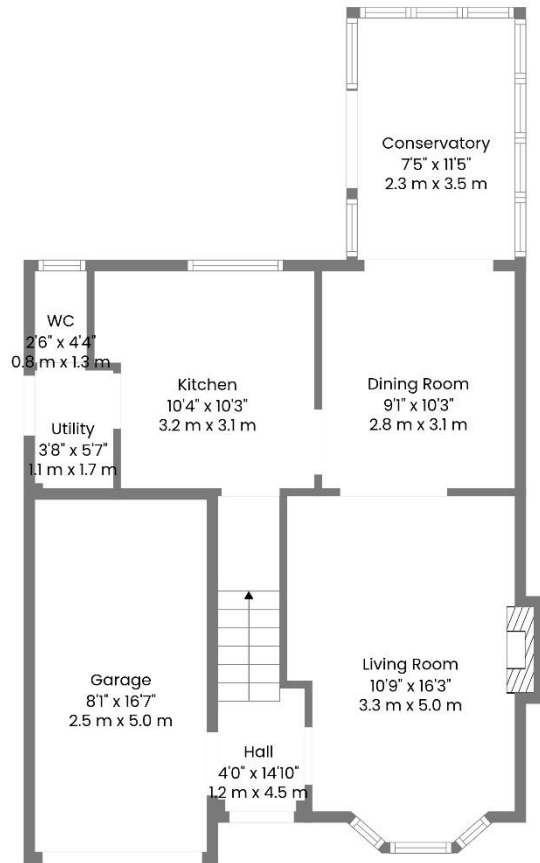
Description

Situated on Warbler Close, a peaceful cul-de-sac in the popular residential area of Halewood, L26, is this delightful three bedroom detached residence, welcomed to the sales market by appointed agents Move Residential. The property boasts an attractive frontage and offers generous and beautifully maintained living proportions within, promising to make a wonderful future home for a growing family. An entrance hall greets you into the property, leading through to a spacious family lounge, awash with natural light courtesy of a bay window. Finished in a neutral tasteful décor featuring an eye-catching fireplace and wood style flooring, this presents a welcoming space to relax and unwind. The lounge flows seamlessly into a dining area which offers a delightful setting for enjoying family mealtimes and entertaining guests, with sliding doors providing access into a conservatory. Continuing through you will find a sizable kitchen complete with a range of fitted base and wall units and plentiful worktop space, and concluding the ground floor is a convenient WC and utility area. Continuing up to the first floor, you will find three well-proportioned bedrooms, each finished to an excellent standard and receiving plenty of daylight. The master benefits from the added luxury of a contemporary style ensuite shower room, and serving the remaining bedrooms is a three-piece family bathroom suite. Externally, the property further benefits from a charming rear garden consisting of a lawn and patio area. To the front, a driveway provides ample off-road parking, whilst a garage offers additional storage space.

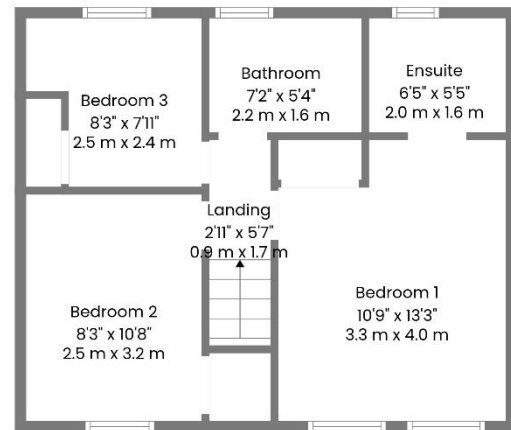
Location

Halewood is part of the Metropolitan Borough of Knowsley, to the south east of the City, close to Hunts Cross and Woolton. Its industrial heritage is still evident today in the form of the Jaguar Land Rover production facility and the Getrag gearbox factory. Halewood Railway Station and the nearby M57 and M62 motorways offer easy links into and out of the City, while Halewood Shopping Centre, Halewood Leisure Centre and the Green Flag accredited Halewood Park provide weekend amenities.

Floor Plan



Floor 1



Floor 2

TOTAL: 943 sq. ft, 88 m2

FLOOR 1: 516 sq. ft, 48 m2, FLOOR 2: 427 sq. ft, 40 m2

EXCLUDED AREAS: GARAGE: 134 sq. ft, 12 m2, UTILITY: 21 sq. ft, 2 m2, FIREPLACE: 4 sq. ft, 0 m2, WALLS: 120 sq. ft, 11 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.