



2 Blucher Street, Waterloo, L22 8QB

Offers Over £425,000

Welcome to this impressive six-bedroom end of terrace house located on Blucher Street in Waterloo, L22. Whether you're a commuter looking for easy access to excellent transport links or a family seeking proximity to local schools, this house is ideal for a variety of buyers.

Situated just a short stroll away from the picturesque Crosby Beach and the Marine Lake, this home offers not only a beautiful setting but also convenient access to these stunning outdoor spaces. South Road is just a short walk away and boasts a vibrant array of shops, restaurants, cafes.

Set out across three floors, the accommodation briefly comprises; vestibule, entrance hall, spacious bay fronted living room, generous dining room perfect for entertaining, laundry/drying room, kitchen diner ideal for casual dining and giving access to the utility room. Rising to the first floor, the landing gives access to four well proportioned bedrooms, two of which boast en-suite bathrooms and a further separate WC. The upper floor boasts two further double bedrooms, one of which is currently utilised as a study and a further bathroom with impressive free-standing bath. Externally, the property boasts a walled and gated rear garden with outside storage. This is a great space for BBQ's or for any buyer with green fingers! The property further benefits from a generous cellar, giving additional storage space.

With no onward chain, this property is ready and waiting for its new owners to move in and make it their own.

Don't miss out on the opportunity to own this wonderful end of terrace house in a sought-after location. Book a viewing today and envision the endless possibilities this property has to offer.



Vestibule

Entrance hall

Living room

Dining room

Drying room

Kitchen diner

Utility room

Landing

Bedroom 1

En-suite shower room

Bedroom 2

En-suite bathroom

Bedroom 3

Bedroom 4

WC

Upper landing

Bedroom 5

Bedroom 6

Bathroom



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other work are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The views, opinions and descriptions shown here are not intended and no guarantee is made with respect to the accuracy of the information shown here.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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