



**BerkeleyShaw**

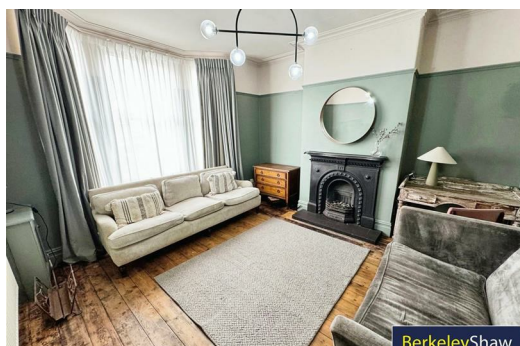
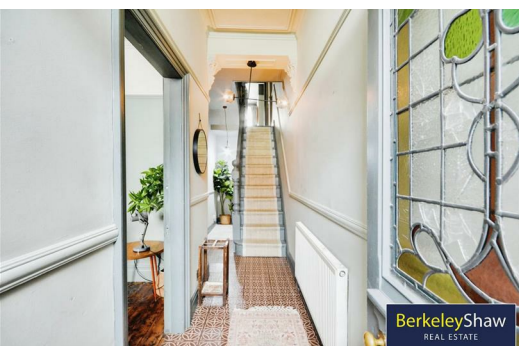
## 26 Blucher Street, Liverpool, L22 8QB

### Offers Over £280,000

Whether you are looking for a spacious home just a short walk away from Crosby Beach or a licensed short term rental investment opportunity, this fantastic four-bedroom mid terrace home on Blucher Street could be the property for you!

Set within the popular postcode of L22, this beautifully presented home benefits from a fantastic array of amenities adding to the desirability for a variety of buyers. The area boasts a wide range of shops, restaurants, cafes & bars. There is a strong transport infrastructure adding to the desirability for commuters needing access into Liverpool or Southport. The area also benefits from excellent schools covering all age ranges making this an ideal buy for families.

Set out across three floors with a variety of original features retained, the accommodation briefly comprises; vestibule, inviting entrance hall, bay fronted living room, sitting room with intelligent Zuma lighting & speaker system and a beautiful kitchen diner with a Nordic Nature kitchen by Magnet. This is a fantastic space for entertaining with a range of integrated appliances, ceramic works, top bi-folding doors out to the rear yard and log burning stove. Ascending to the first floor, the split level landing provides access to three double bedrooms, all of which boast custom fitted wardrobes and exposed wooden floors. Completing the first floor layout is a modern three-piece bathroom. The upper floor provides a the fourth bedroom with additional custom built storage & further loft space. Externally, the property has a generous rear yard, ideal for barbeques and taking in the summer sun!



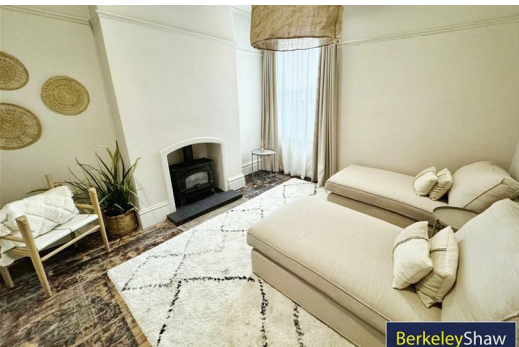
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

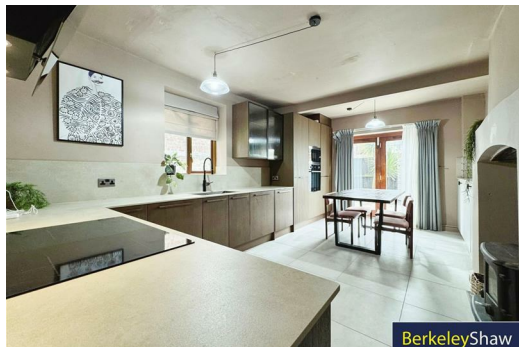


26 BLUCHER STREET, LIVERPOOL, L22 8QB

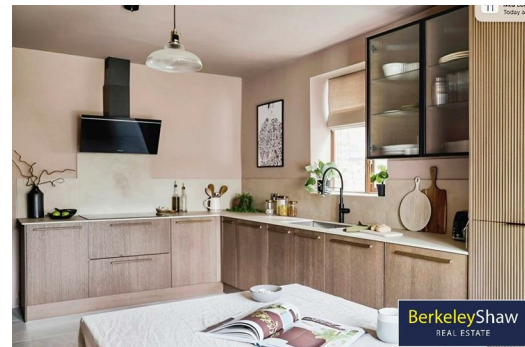
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and equipment shown here are not intended as a guarantee. Made with MetreX 2024



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw  
REAL ESTATE



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

