



## 12 Blucher Street, Liverpool, L22 8QB

Asking Price £300,000

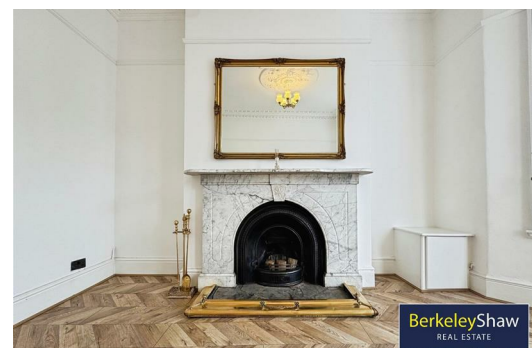
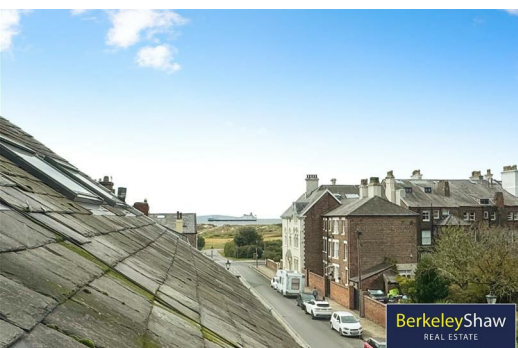
Blucher Street, Waterloo – No Onward Chain

Perfectly positioned just a short stroll from Crosby Coastal Park, the vibrant bars and eateries of South Road, and with excellent rail links into Liverpool city centre, this charming terraced home combines character, space and convenience in equal measure.

Brimming with fantastic original features, the property welcomes you via a vestibule and entrance hall into an impressive bay-fronted living room complete with a stunning marble fireplace and elegant double doors leading through to the spacious kitchen-diner. Here, a feature exposed brick wall adds warmth and character, with plenty of space for family dining and entertaining. Completing the ground floor is a utility room, WC and a conservatory, creating a highly practical and flexible layout.

Upstairs, a split-level landing leads to two generous double bedrooms, one with an en-suite shower room, and a well-appointed family bathroom. The upper floor offers two further versatile rooms – ideal as additional bedrooms, a home office, or even self-contained living accommodation. From here, residents can also enjoy fantastic views towards the River Mersey, adding to the appeal of this already unique home.

Externally, the property enjoys a private rear yard, perfectly suited to outdoor entertaining in the warmer months.

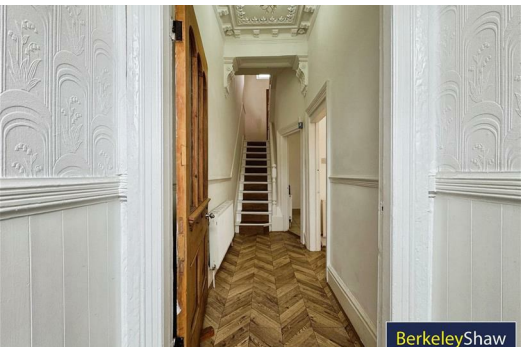


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, ceiling, height and any other parts of the premises are approximate and are intended to be used as a guide only. The services, systems and appliances shown here are not intended to be taken as a guarantee as to their operability or efficiency can be given. Made with Mapbox ©2022



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