



**BerkeleyShaw**  
REAL ESTATE

## 32 Blackhurst Road, Liverpool, L31 4JW

Asking Price £210,000

This three-bedroom semi-detached property is offered for sale in Liverpool and requires renovation, presenting an opportunity for buyers looking to update and configure a home to their own specification.

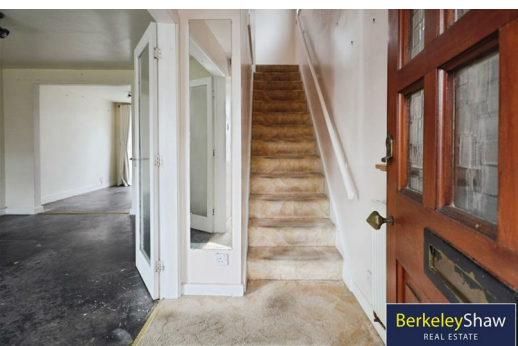
The ground floor currently provides three open-plan reception areas, offering flexibility for living and dining arrangements. Large windows bring in good natural light, and one of the reception spaces provides direct access to the garden. The kitchen also benefits from natural light and opens onto the garden, creating potential for an improved indoor-outdoor layout once refurbished.

Upstairs, the master bedroom includes built-in wardrobes, as does the second double bedroom, providing practical storage. The third bedroom is currently arranged as a kitchen, offering scope for reconfiguration to suit individual requirements. A family bathroom serves the first floor. The property also benefits from off-street parking and a garden.

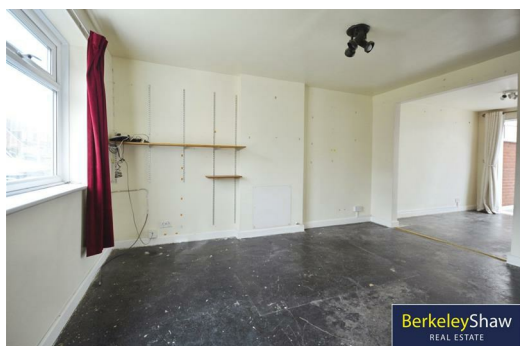
The location offers access to local amenities, including everyday shops, schools and services in the surrounding area of north Liverpool and nearby Maghull. There are walking routes and green spaces within easy reach, providing options for leisure and exercise.

Public transport links are available via nearby stations such as Maghull and Old Roan, which offer services into Liverpool city centre in around 20–25 minutes, as well as connections towards towns across Merseyside. Road links provide access to the wider region, including routes towards the city centre and the motorway network.

This property may appeal to buyers seeking a renovation project in a location with local amenities, walking routes and public transport connections.



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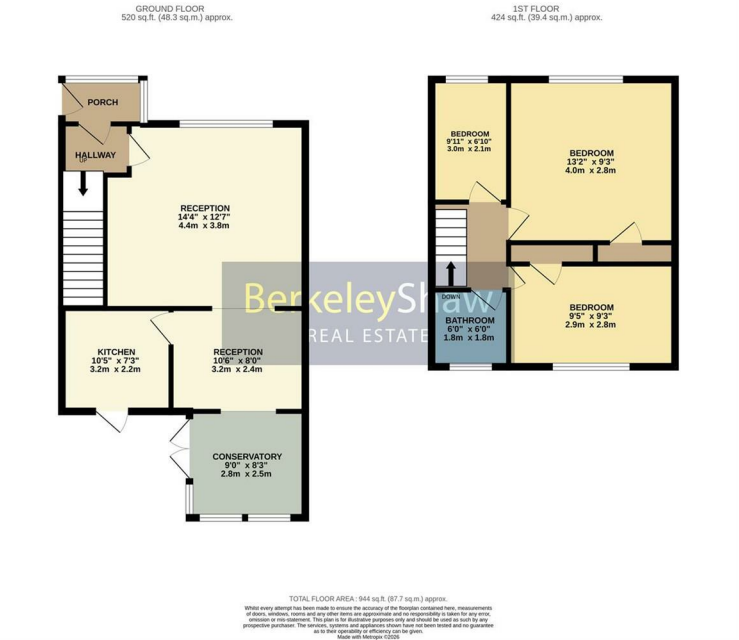
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running 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<br>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<br>EU Directive 2002/91/EC                      |         |           |



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