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REAL ESTATE

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10 Nicholas Road, Liverpool, L23 6TS

O.I.R.O £625,000

Occupying a fantastic and highly sought-after position on Nicholas Road in Blundellsands, this substantial four-bedroom detached home presents a rare opportunity for those looking to create a bespoke family residence. The property requires complete modernisation throughout and offers excellent potential for further development, subject to the necessary planning permissions being obtained.

The location is second to none — just a short walk from Blundellsands & Crosby train station, offering convenient links to Liverpool city centre and beyond. Crosby Beach, home to the iconic Antony Gormley sculptures, is also within easy walking distance, perfect for those who enjoy coastal living. Families will be particularly drawn to the area for its outstanding local schools, with some of the region's most highly regarded primary and secondary options close by.

The internal layout offers generous and versatile accommodation. A porch leads into a welcoming entrance hall with access to a guest WC. The ground floor includes an L-shaped living and sitting area that benefits from views over the front and rear gardens, a kitchen diner with potential for modern open-plan living, a formal dining room ideal for entertaining, and a separate utility room offering practical family space.

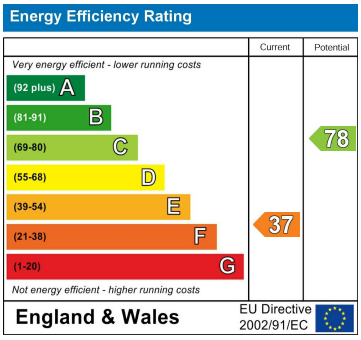
Upstairs, there are four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while a family bathroom serves the remaining rooms.

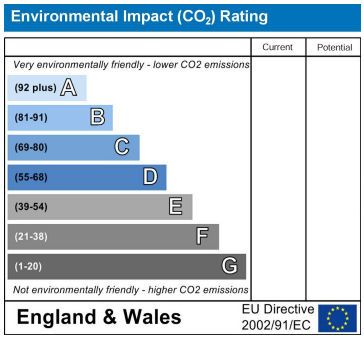
Externally, the home is set on an expansive plot. The front features a mature garden with a lawned area and patio, as well as a large driveway providing off-street parking for several vehicles and access to a detached

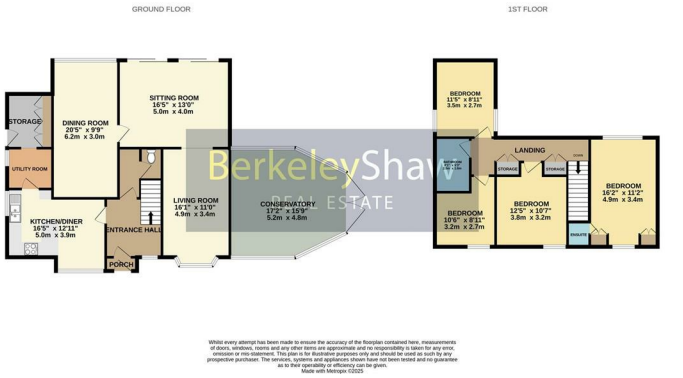












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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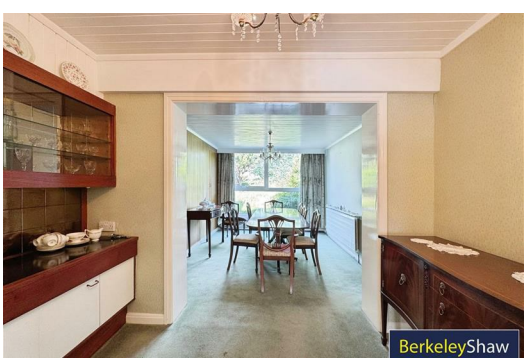



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