

## 18 Blundell Road, Liverpool, L38 9EG

### Offers Over £325,000

A Rare Opportunity to Create Your Forever Home in the Heart of Hightown – No Onward Chain

Dating back to circa 1910, this charming four-bedroom semi-detached family home is brimming with character and original features, offering a wonderful opportunity for buyers to modernise and create a truly exceptional forever home.

Retaining much of its period charm, including original fireplaces and beautiful parquet flooring, the property occupies a generous plot with tremendous potential for extension and reconfiguration, subject to any necessary consents.

The accommodation currently comprises three spacious reception rooms and a kitchen to the ground floor, providing excellent flexibility for modern family living. There is significant scope to open up the existing layout to create a stunning open-plan kitchen, dining and family room, while the substantial rear plot also offers potential for further extension.

To the first floor are three well-proportioned double bedrooms, a fourth single bedroom, a family bathroom and separate WC. The bathroom and WC could easily be combined to create a luxurious family bathroom suite.



**Living Room**  
15'9" x 12'9" (4.82 x 3.90)

**Family Room**  
13'7" x 12'5" (4.15 x 3.80)

**Lounge**  
17'2" x 12'7" (5.25 x 3.85)

**Dining Room**  
9'8" x 9'2" (2.96 x 2.81)

**Kitchen**  
10'4" x 8'1" (3.17 x 2.47)

**Storage**

**Bedroom 1**  
13'7" x 13'7" (4.15 x 4.15)

**Bedroom 2**  
12'11" x 12'9" (3.95 x 3.90)

**Bedroom 3**  
12'9" x 12'7" (3.90 x 3.86)

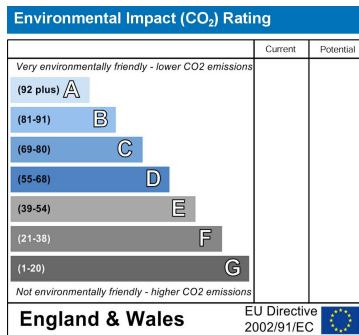
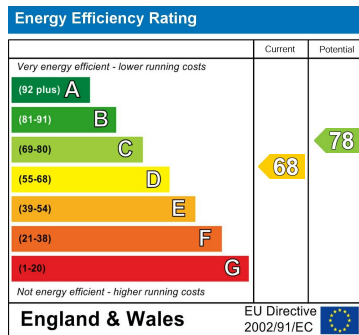
**Bedroom 4**  
8'10" x 6'2" (2.70 x 1.90)

**Bathroom**  
7'4" x 5'11" (2.25 x 1.81)

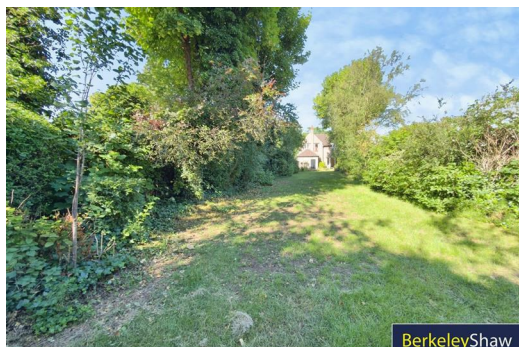
**WC**  
4'6" x 3'7" (1.38 x 1.10)



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, openings, rooms and any other items 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 for any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their condition or availability can be given. Made with Blueprints 22/03



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