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# 14 Blucher Street

Liverpool, L22 8QB

3 3 3

**£325,000**

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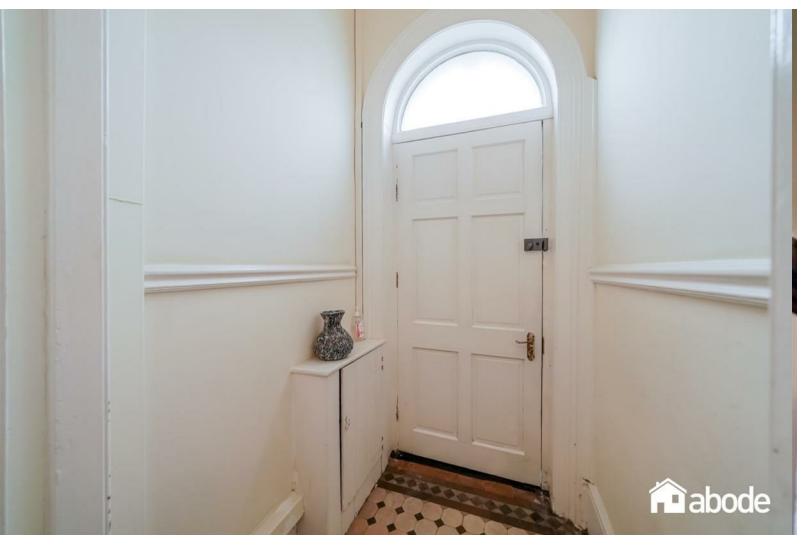


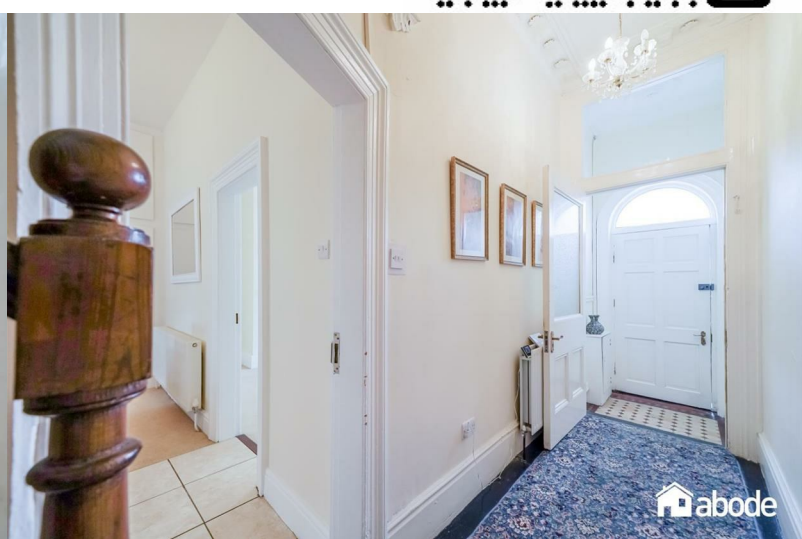

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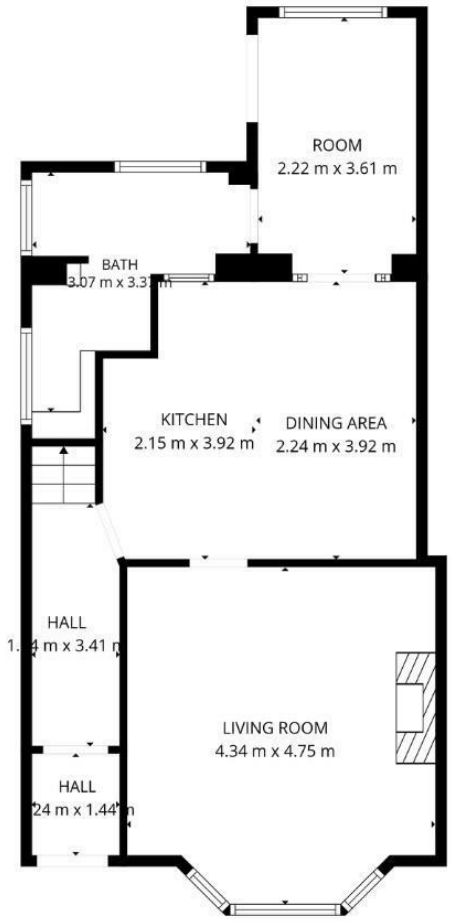



**TOTAL: 160 m2**

Ground floor: 60 m2, 1st floor: 11 m2, 2nd floor: 46 m2, 3rd floor: 43 m2

EXCLUDED AREAS: LOW CEILING: 1 m2, WALLS: 15 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Tel: 01519093003



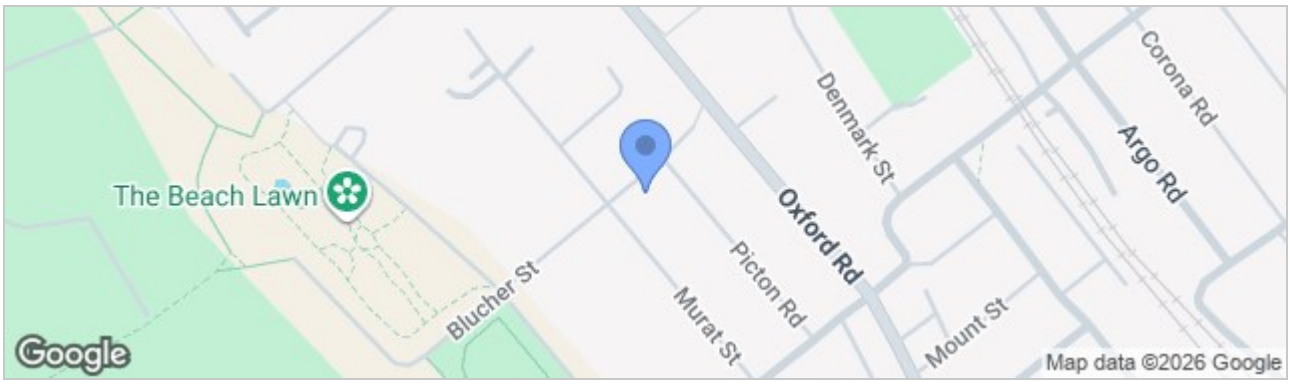








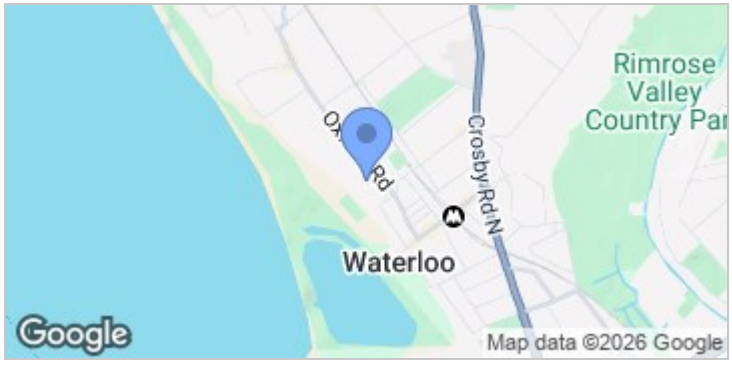
## Road Map




## Hybrid Map




## Terrain Map



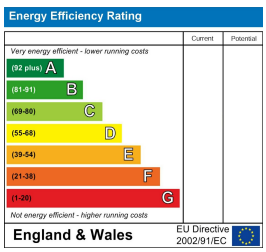

- **BLOCK SALE INVESTMENT OPPORTUNITY COMPRISING THREE ONE-BEDROOM FLATS**
- **EXCELLENT VALUE-ADD POTENTIAL REQUIRING MODERNISATION THROUGHOUT**
- **SUITABLE FOR INVESTORS, DEVELOPERS AND PROPERTY PROJECT ENTHUSIASTS**
- **POTENTIAL CONVERSION BACK TO A SPACIOUS FAMILY HOME (SUBJECT TO APPROVALS)**
- **GROUND FLOOR FLAT WITH PRIVATE SUNNY REAR YARD**
- **POPULAR WATERLOO LOCATION CLOSE TO TRANSPORT LINKS, AMENITIES AND COASTLINE**
- **FLAT COUNCIL TAX BANDS - A**
- **HTTPS://WWW.RIGHTMOVE.CO.UK/STAMP-DUTY-CALCULATOR**
- **UTILITY CURRENTLY SHARED AMONGST FLATS**

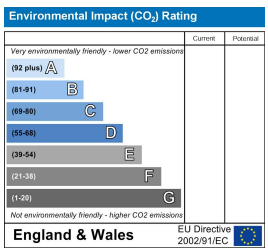
## Viewing

Please contact our Crosby Office
on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

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Abode Group (NW) company registration number 108862013