



**3 Blackburne Place, Liverpool , Merseyside L8 7PE**  
**Asking price £435,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS



Bluerow homes are delighted to offer a rare opportunity to purchase this elegant 3 bedroom detached townhouse situated in the desirable Georgian Quarter, a prestigious location known for its classical 18th Century architecture.


Property is grade II listed built in the 18th Century maintaining many of its original features, viewing is highly recommended to appreciate all that this characteristic home and it's surroundings have to offer.


Liverpool one, The Anglican Cathedral, Hope street ,an array of fine dining restaurants ,universities & theatres are all only a short stroll away.

This unique Georgian home is freehold and is currently tenanted on a periodic tenancy.

Property comprises of three bedrooms, one reception, study, cloaks, dining/kitchen area, four piece bathroom benefiting from idyllic rear courtyard.

- Entrance
- Front reception/Bedroom 3
- Rear reception
- Study
- Cloaks
- Kitchen area
- Dining area
- Stairs leading to upper level
- Bedroom one
- Dressing area
- Bedroom Two
- Bathroom
- Rear courtyard

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com