

**67 South Ferry Quay, Liverpool , L3 4EW**  
**Offers over £250,000**

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Nestled in the picturesque South Ferry Quay, Liverpool, this well-proportioned two-bedroom apartment offers a delightful blend of comfort and modern living. Spanning approximately 84.57 square metres (910 square feet), the property boasts stunning marina views that can be enjoyed from a generous covered balcony, perfect for relaxing or entertaining.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious open-plan living and dining area, ideal for both everyday living and hosting guests. The separate fitted kitchen is well-equipped, providing a functional space for culinary pursuits. The principal bedroom features an en-suite shower room, ensuring privacy and convenience, while the second bedroom is versatile, suitable for guests or as a home office. A family bathroom completes the accommodation, offering additional comfort for residents and visitors alike.

This apartment also includes the added benefit of parking for one vehicle, a valuable asset in this vibrant waterfront location. With its modern design and prime position, this property is an excellent opportunity for those seeking a stylish home in Liverpool. Whether you are a first-time buyer, a professional couple, or looking for a serene retreat, this apartment at South Ferry Quay is sure to impress.

### Entrance Hall

A bright and welcoming entrance hallway with light wood-effect flooring and neutral décor, creating a clean first impression on arrival. The hall provides access to the principal rooms and includes useful storage, entry phone system and wall-mounted heating controls.

### Living / Dining Room

14'11" x 17'11" (4.57m x 5.48)

A spacious and bright living/dining room measuring approximately 25.06 sq m, offering an excellent open-plan reception space with defined areas for both relaxing and dining. Large glazed doors and windows provide plenty of natural light and open directly onto the balcony, framing

attractive marina views. The room is finished with neutral décor and light wood-effect flooring, creating a comfortable and versatile main living area.

### Kitchen

9'8" x 8'5" (2.96m x 2.57m)

Arranged with a good range of gloss wall and base units, complementary work surfaces and tiled splashbacks. Integrated appliances include an oven, gas hob with extractor above, dishwasher, washing machine, and free standing fridge/freezer. A distinctive 'Porthole' window provides natural light and an attractive outlook, while recessed ceiling lighting completes the space.

### Bedroom One

16'6" x 10'8" (5.03m x 3.27m)

A generous principal double bedroom, offering excellent space for a large bed and freestanding furniture. The room benefits from a window providing natural light, neutral décor with a feature wall, light wood-effect flooring and fitted wardrobe/storage options. There is also direct access to the en-suite shower room.

### En-Suite Shower Room

4'3" x 8'5" (1.30m x 2.57m)

A stylish modern en-suite shower room serving the principal bedroom, finished with marble-effect wall panelling and contemporary black fittings. The suite includes a walk-in shower enclosure with rainfall-style shower head, vanity wash hand basin with storage, WC, round wall mirror and heated towel rail.

### Bedroom Two

12'4" x 6'8" (3.77m x 2.04m)

A well-proportioned second bedroom offering flexibility for a variety of uses, including a home office, nursery or dressing room. The room benefits from a window providing natural light, neutral décor and light wood-effect flooring, creating a bright and versatile space.

### Bathroom

6'8" x 5'9" (2.04m x 1.77m)

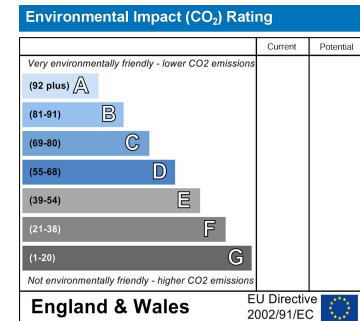
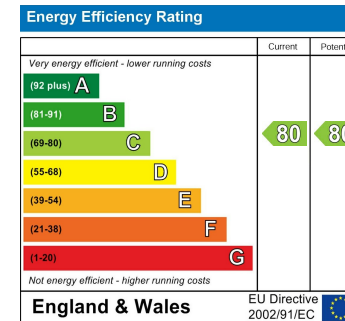
A contemporary family bathroom finished with marble-effect wall panelling and modern black detailing. The suite includes a panelled bath with overhead rainfall-style shower and glass screen, vanity wash hand basin with storage, WC and illuminated round mirror, creating a smart and stylish finish.

### Balcony

Accessed directly from the living/dining room and enjoying attractive marina views. The space is large enough for outdoor seating and is finished with artificial grass, brick surround and decorative metal railings, creating a pleasant private outside area overlooking the waterfront

### Parking

Secure, undercroft allocated parking.



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