



8 Blucher Street, Liverpool , Merseyside L22 8QB
£399,950

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Bluerow Homes are delighted to welcome to the market this exciting freehold investment opportunity situated within the conservation area of Waterloo. The end terrace property has been converted into 3 self contained flats which are currently tenanted on periodic tenancies bringing in an annual rent of £25,800, offering an instant 6.45% gross return on investment with the potential to achieve 7%.

Perfectly located within walking distance of the Beach and Waterloo Marina and local amenities. The property itself offers charm and character throughout with an abundance of period features.

The flats are set out as below;

Flat a) One Bedroom with long sitting tenant since 2014 benefitting from own entrance and private outdoor space.
 Flat b) One Bedroom with long sitting tenant since 2015 also benefitting from own entrance and private outdoor space.
 Flat c) Two Bedroom (top floor) with long sitting tenant since 2020 accessible from the main entrance.
 The property is available with no onwads chain and viewing is highly recommended.

Please call 0151 709 9638 to arrange a viewing or email lauren@bluerowhomes.co.uk for more information.

Flat A

A modernised one bedroom duplex maisonette which also benefits from a lot of original features. Currently achieving £700pcm

Living room

11'3" (max) x 12'1" (max) (3.43 (max) x 3.69 (max))

Wooden floor, stairs to upper floor, original ornamental range, window to side.

L Shaped Kitchen

12'10" x 11'3" (3.92 x 3.43)

A modernised kitchen fitted with a range of wall and base

units, hob, oven and extractor hood, space and plumbing for washing machine and fridge freezer, window to side and door to rear yard.

Bedroom

11'3" (plus recess) x 12'3" (3.43 (plus recess) x 3.74)

Feature fireplace, window to rear

Bathroom

White suite including wash hand basin with vanity unit, tiled floor.

Flat B

A spacious one bedroom maisonette with masses of charm and some lovely original features. Currently returning £700pcm

Living room

16'3" (into recess) x 19'0" (into bay) (4.96 (into recess) x 5.80 (into bay))

An impressive room with a large bay window allowing the room to be flooded with natural light. Wooden flooring and a feature fireplace.

Kitchen

14'10" (to stairs) x 14'3" (4.53 (to stairs) x 4.35)

A spacious welcoming kitchen, offering ample storage with a selection of wall and base units, stainless steel sink and drainer, hob, oven and extractor hood, wooden floor, windows to side and rear and stairs to upper floor and down to the pantry area and front door.

Bedroom

13'2" x 9'2" (4.02 x 2.80)

A light, airy room with window to rear and a feature fireplace.

Bathroom

3 piece white suite with shower, over bath.

Flat C

A modernised two bedroom duplex positioned on the top floor in the main part of the house which also benefits from a lot of original features. Currently achieving £750pcm

Living room

42'7" x 49'6" (13 x 15.11)

Spacious living room with wood laminate flooring, original fireplace.

Kitchen

23'3" x 41'11" (7.1 x 12.8)

A modernised kitchen fitted with a range of wall and base units, hob, oven, space and plumbing for washing machine and fridge freezer, window to side. Wood laminate flooring

Bedroom 1

33'1" x 42'11" (10.1 x 13.1)

Good size double bedroom, with fireplace, carpeted with velux window in roof.

Bedroom 2

22'11" x 46'3" (7 x 14.1)

Double bedroom, carpeted with velux window

Bathroom

33'2" x 30'10" (10.11 x 9.4)

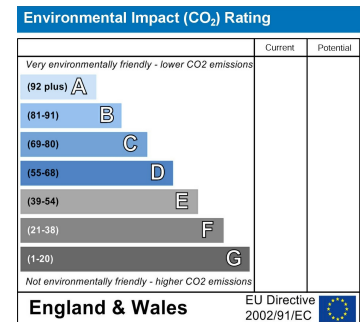
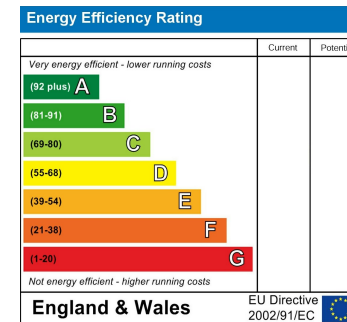
4 piece white suite with shower, bath, wc and free standing sink. wood laminate flooring, velux window.

Cellar

Dry cellar perfect for storage.

Rear Yard

Courtyard style yard providing separate, private enjoyment for flats A & B



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