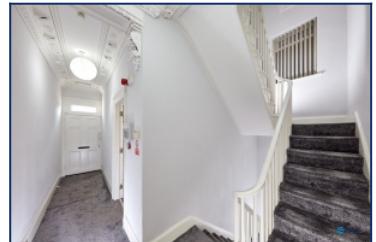


## Blackburne Place, Georgian Quarter, L8



**For Sale - £675,000 Offers in Excess of**

### Key Features

- 6 Bedroom 2 Bathroom Semi-Detached House
- EPC Rating: D
- Sold with No Onward Chain
- Ideal Investment Opportunity with Strong Rental Potential
- Well-Appointed Fitted Kitchen
- Two Bathrooms
- On-Street Permit Parking Available
- Low-Maintenance, Easy-Care Rear Yard
- Within Walking Distance of the City Centre
- Excellent Public Transport Links
- Grade II Listed

### Further Details

- Tenure: Freehold
- No. of Floors: 4
- Floor Space: 163 square metres / 1,755 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Cooker, Gas Hob

### Description

An Exceptional Opportunity to Own a Beautiful Freehold Grade II Listed Georgian Town House in Liverpool's Iconic Georgian Quarter

Nestled in the heart of Liverpool's historic Georgian Quarter on the highly sought-after Blackburne Place, this impressive semi-detached residence is proudly brought to the market by Atlas Estate Agents—and with no onward chain, it's ready for its next chapter.

Built in 1825, this substantial Freehold Georgian Town House spans four floors and offers a rare combination of elegant period features and modern practicality. The property retains much of its original charm, including sash windows, decorative architraves, high ceilings, and ornate ceiling covings—all beautifully in keeping with the distinctive character of the Georgian and Regency eras.

Upon entering, you are welcomed by a grand entrance hallway that leads to spacious front and rear bedrooms on the raised ground floor. The lower ground floor provides a comfortable reception lounge area, a modern fitted kitchen with access to a private rear courtyard, a shower room, and a separate utility space. The first floor features two well-proportioned double bedrooms and a shower room, while the top floor completes the accommodation with an additional two double bedrooms.

Three spacious reception rooms provide flexible living and entertaining options, whether you're hosting guests, relaxing with family, or working from home. Two well-appointed bathrooms, including a convenient ground floor shower room, ensure comfort and functionality for both families and shared living

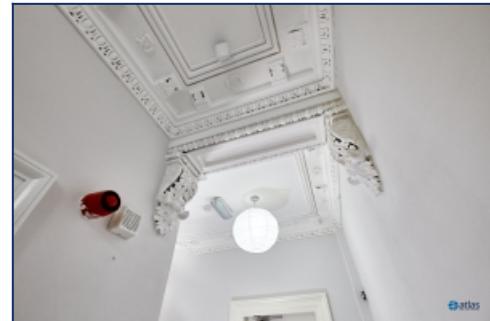
arrangements.

Outside, the low-maintenance rear courtyard offers a pleasant outdoor retreat, perfect for relaxing in warmer months. On-street permit parking is available for residents via Liverpool City Council, offering added convenience in this central location.

Located within walking distance of Liverpool City Centre and close to renowned landmarks including Hope Street, the Philharmonic Hall, the Everyman Theatre, and a vibrant selection of restaurants, cafés, bars, and hotels, this property is perfectly positioned for city living. Its location and layout make it equally appealing to homeowners, city professionals, students, or investors seeking a strong rental opportunity.

This is a rare and exciting opportunity to acquire a distinguished period home in one of Liverpool's most prestigious areas. Early viewing is highly recommended.

## Additional Images



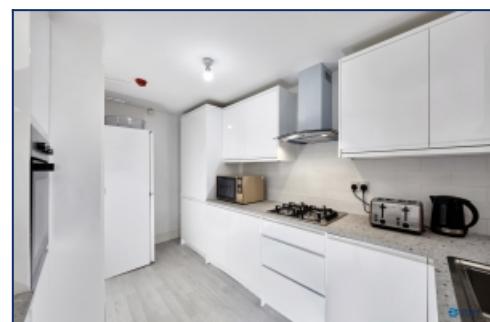
Entrance Hallway



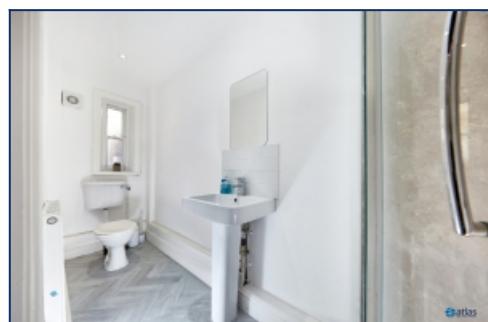
Lounge



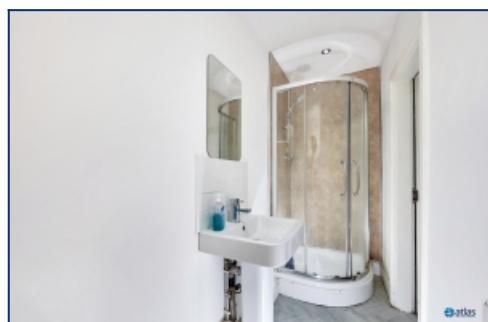
Kitchen



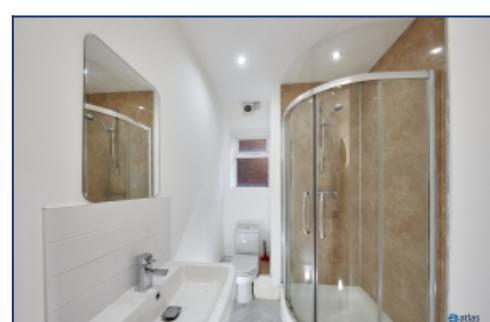
Kitchen



Bathroom



Bathroom



Bathroom



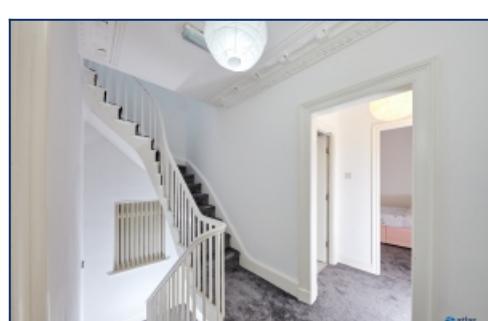
Bedroom



Bedroom



Bedroom



Landing



Bedroom



Landing Stairs



Bedroom



Bedroom



Yard



Yard



External



External

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [sales@atlasestateagents.co.uk](mailto:sales@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.