



28 Oxford Drive, Liverpool , Merseyside L22 7RZ
Guide price £385,000

bluerow
SALES | LETTINGS | INVESTMENTS

Bluerow homes are delighted to welcome to the market this semi detached property situated on Oxford Drive.

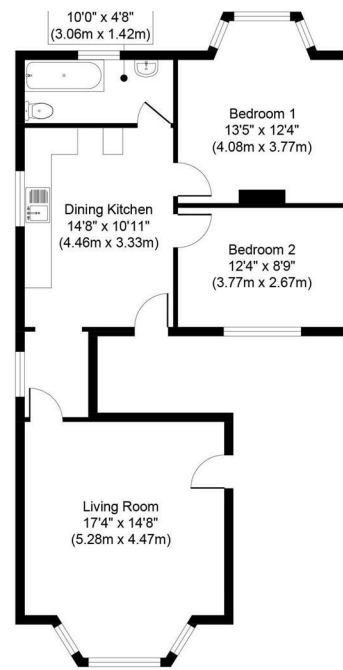
This is a rare and exciting opportunity as the property is currently arranged as 3 self contained units with great potential to be converted back to a spacious 5/6 bedroom family home in a sought after location, within walking distance of the beach, local amenities and several highly rated primary and secondary schools.

Not only would this make a wonderful home it also offers potential to any investor looking for their next opportunity.

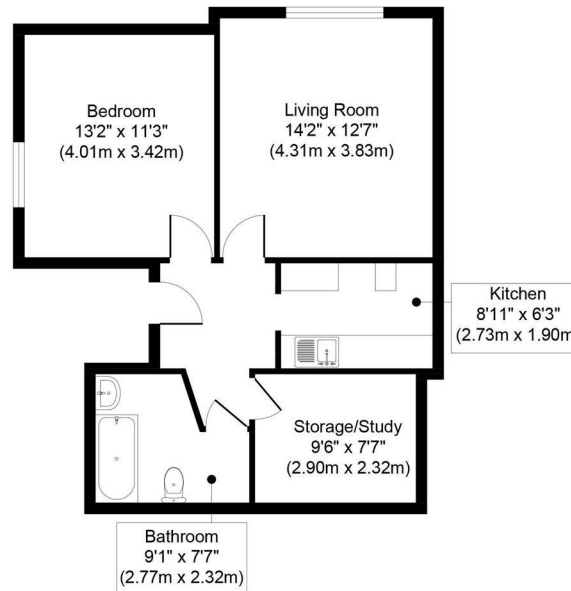
Please note any purchaser wishing to rent out the individual units, the property is in an area which requires an additional HMO license and would be advised to make their own enquiries to Sefton council and do the necessary works in order to obtain the licence.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 80 | 82 |

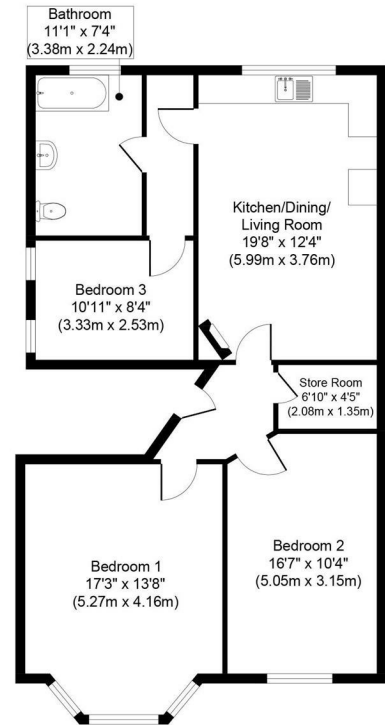
| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Approximate Floor Area
746 sq. ft
(69.33 sq. m)



Approximate Floor Area
584 sq. ft
(54.28 sq. m)



Approximate Floor Area
932 sq. ft
(86.59 sq. m)

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