



**277 South Ferry Quay, Liverpool , L3 4EE**  
**Offers in excess of £450,000**

Set in a prime marina location, this impressive four bedroom townhouse offers stylish, versatile living across four beautifully arranged floors, with stunning waterside views and a real sense of space throughout.

The heart of the home is positioned on the first floor, where a beautifully presented lounge creates a bright and inviting living space. Flooded with natural light from floor to ceiling windows, the room features patio doors opening onto a private terrace overlooking the marina, with views stretching towards the cathedral — the perfect setting for both relaxing and entertaining.

Also on this level is a separate high end kitchen, thoughtfully designed with integrated AEG and Bosch appliances sleek integrated units and carefully considered storage and organisation, combining practicality with a modern finish.

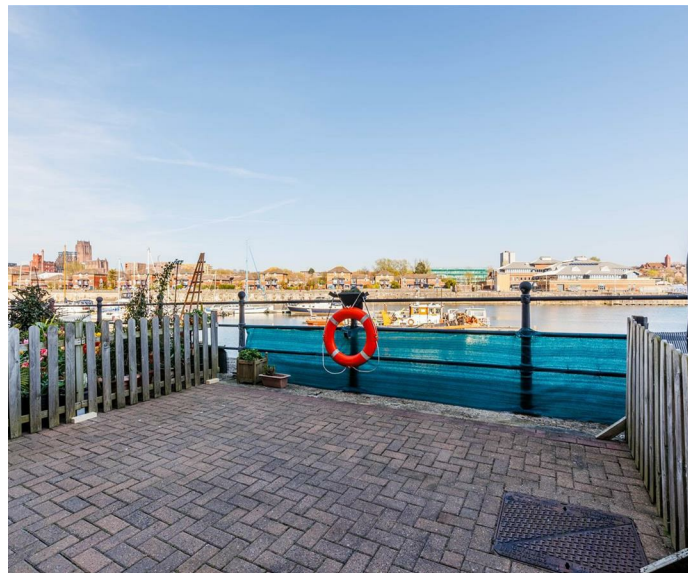
On the second floor, you'll find two generously sized double bedrooms. One benefits from spacious fitted wardrobes, while the other enjoys picturesque views of the marina . A well-appointed family bathroom serves this level.

The top floor is dedicated to the principal bedroom suite, spanning the full length of the property. This luxurious space boasts floor-to-ceiling windows at both ends , extensive built-in wardrobe storage, and a modern en suite bathroom. The combination of layout, natural light, and outlook creates a truly standout retreat within the home.

The ground floor offers additional flexibility, featuring a fourth bedroom with direct access to the garden area overlooking the marina — ideal for guests, older children or multi-generational living. This level also includes a shower room a separate laundry room and internal access to the garage.

Further benefits include a fob operated garage, an allocated parking space directly outside the property, and additional visitor parking for convenience.

This is a rare opportunity to secure a beautifully designed waterside home.



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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