



## 6 Devon Close

Liverpool, L23 6XP

**Asking price £895,000**

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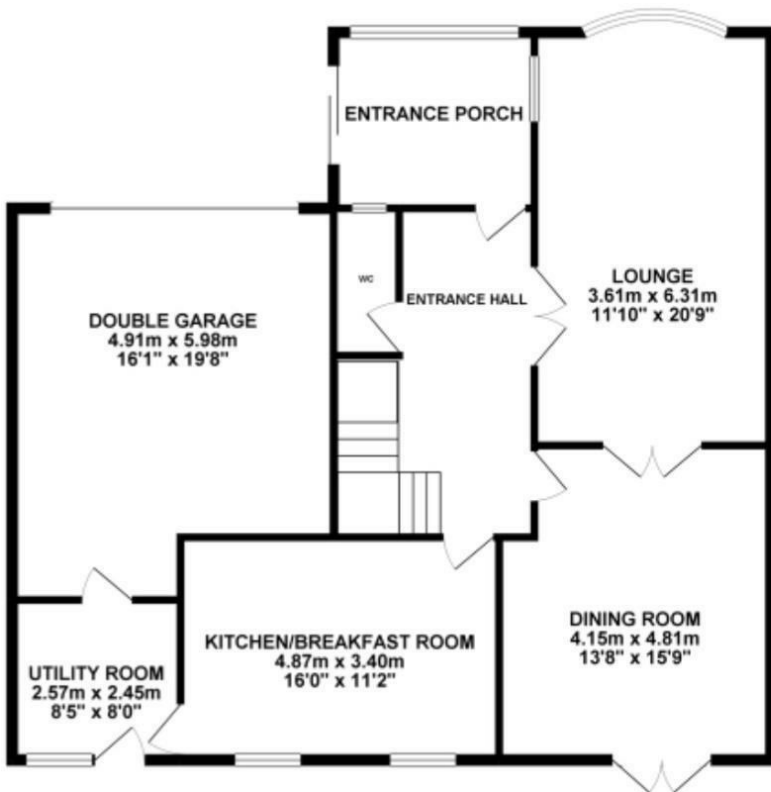
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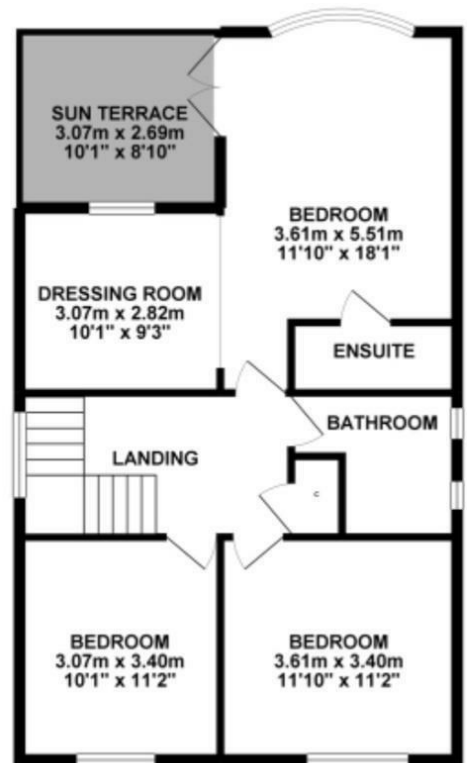
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GROUND FLOOR 116.08 sq. m.  
( 1249.43 sq. ft. )



1ST FLOOR 66.45 sq. m.  
( 715.32 sq. ft. )



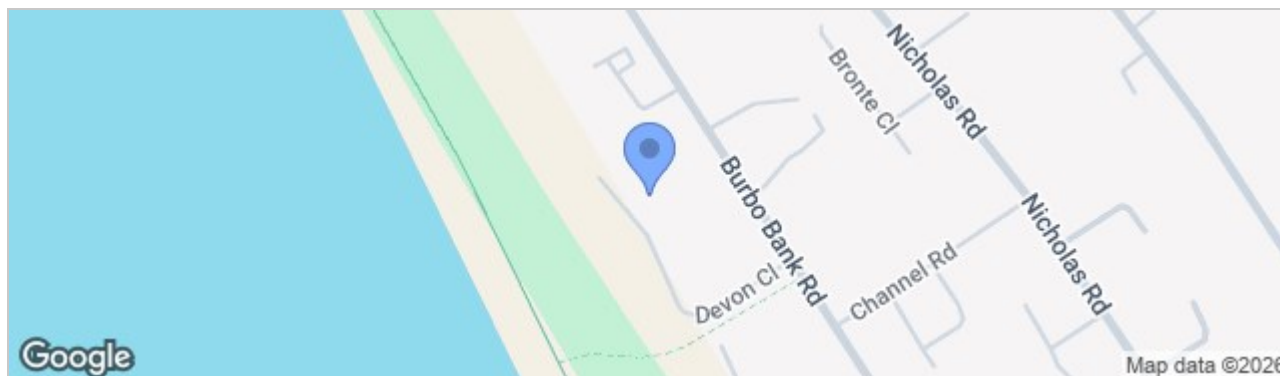
TOTAL FLOOR AREA : 182.53 sq. m. ( 1964.74 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

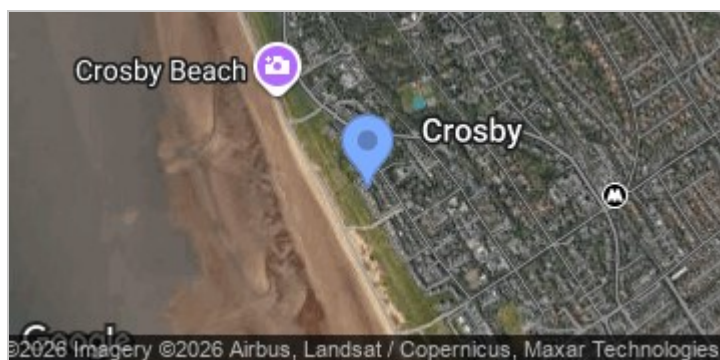
Made with Metropix ©2026



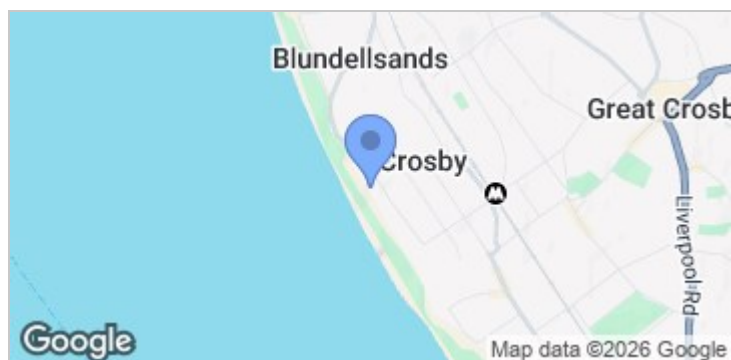
## Road Map



## Hybrid Map



## Terrain Map



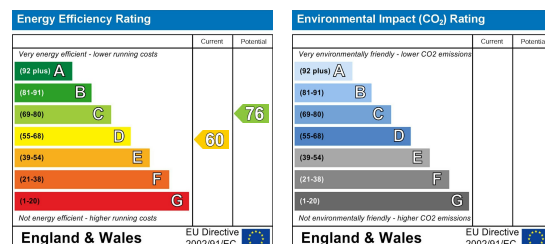
- **FREEHOLD PROPERTY IN BLUNDELLSANDS**
- **THREE-BEDROOM DETACHED PROPERTY WITH POTENTIAL TO CONVERT BACK TO FOUR BEDROOMS**
- **STUNNING RIVER VIEWS ACROSS GROUND AND FIRST FLOORS**
- **IMPECCABLY MAINTAINED THROUGHOUT**
- **FRONT SUN ROOM LEADING INTO THE PROPERTY**
- **SPACIOUS DOUBLE GARAGE WITH PARKING TO THE FRONT FOR MULTIPLE CARS**
- **SPACIOUS SUN TERRACE**
- **PEACEFUL CUL-DE-SAC IN PRIME BEACHFRONT LOCATION**

## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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