



8 Weld Road

Liverpool, L23 6SU

£590,000

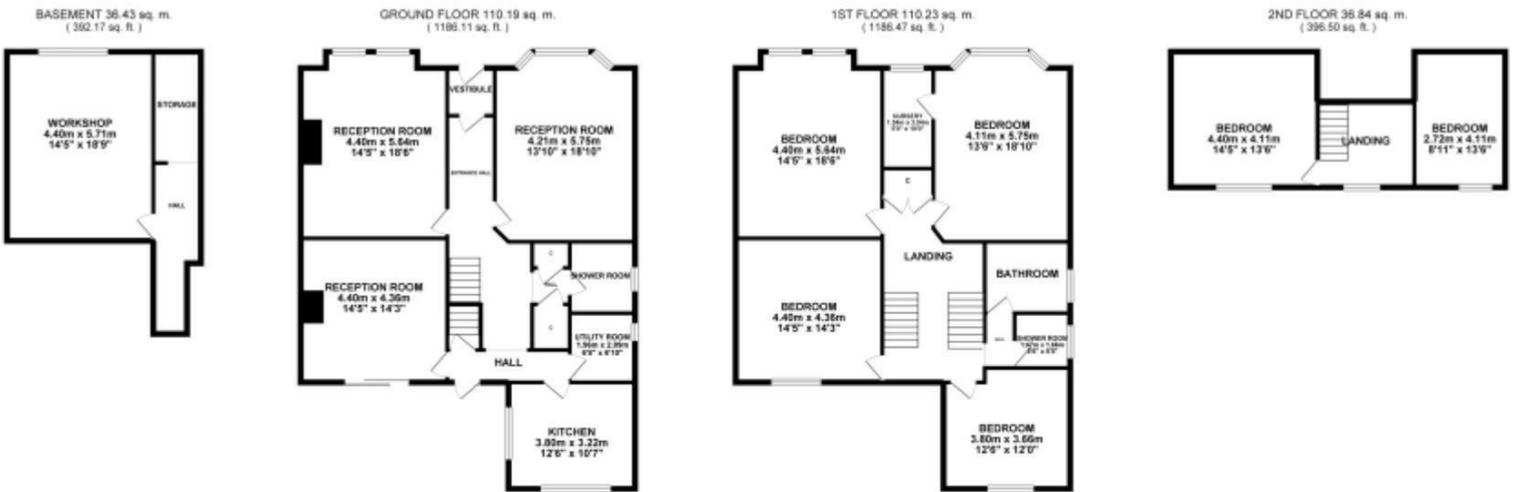
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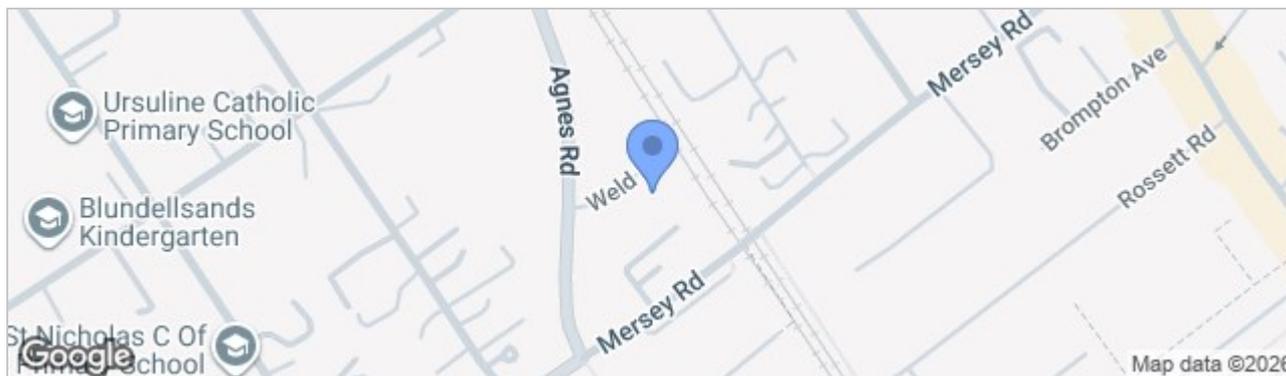


TOTAL FLOOR AREA : 293.69 sq. m. ( 3161.25 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other fixtures 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.  
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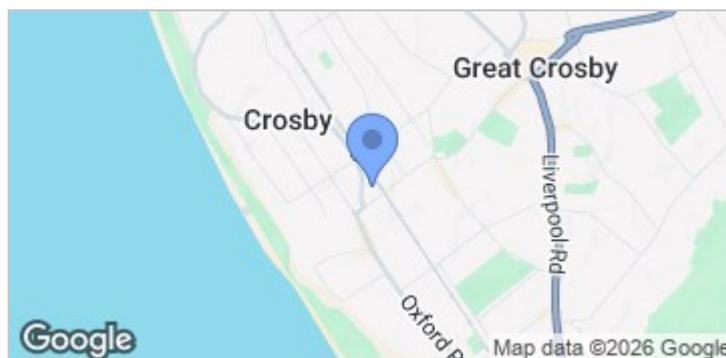
## Road Map



## Hybrid Map



## Terrain Map



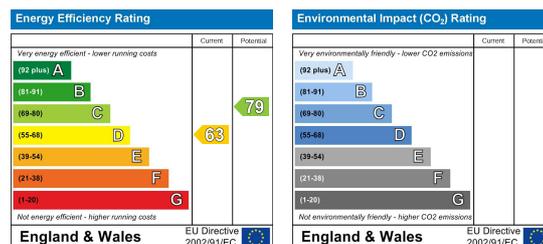
- **SIX DOUBLE BEDROOM SPACIOUS SEMI DETACHED HOME**
- **DOUBLE-FRONTED BUILDING WITH WELL PROPORTIONED ROOMS INTERNALLY**
- **SPLIT OVER THREE FLOORS WITH HIGH CEILINGS AND ORIGINAL FEATURES**
- **THREE LARGE RECEPTION ROOMS FOR VERSATILE LIVING**
- **DOWNSTAIRS ADDITIONAL SHOWER ROOM AND FIRST FLOOR BATHROOM AND SEPARATE SHOWER ROOM**
- **SEPARATE KITCHEN LOOKING OVER GARDEN**
- **LARGE SOUTH-FACING GARDEN GETS SUN ALL DAY AND INTO EVENING**
- **OFF-ROAD PARKING FOR TWO VEHICLES TO THE FRONT**
- **QUIET CUL DE SAC IN BLUNDELLSANDS, 2-MINUTE WALK TO STATION, CITY CENTRE 20MINS BY TRAIN**
- **NO CHAIN**

## 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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