

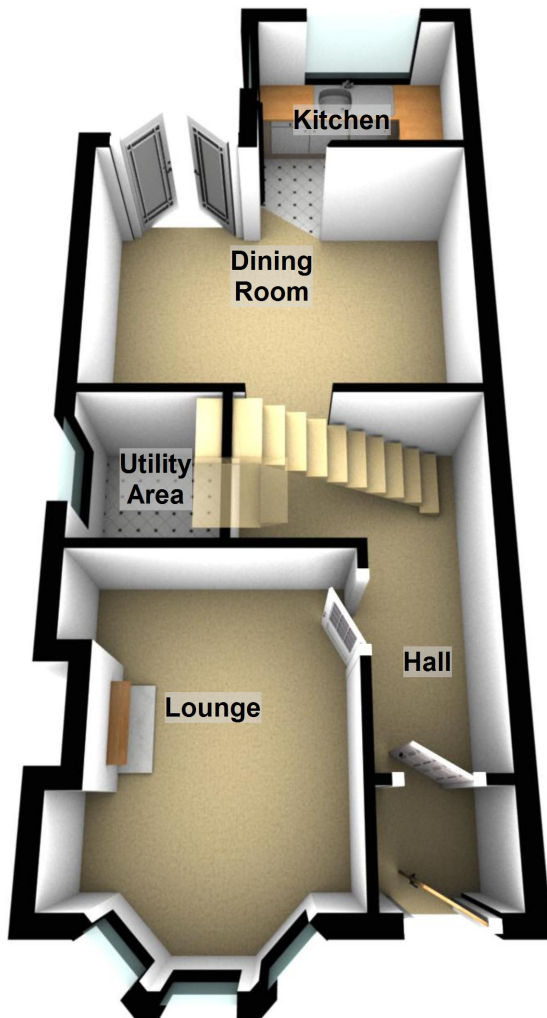


- Click video for keys facts
- Selling FACTS not the FLOWER
- Two bedroom semi-detached house
 - Generous family bathroom
 - Rear Yard
 - Centrally Heated



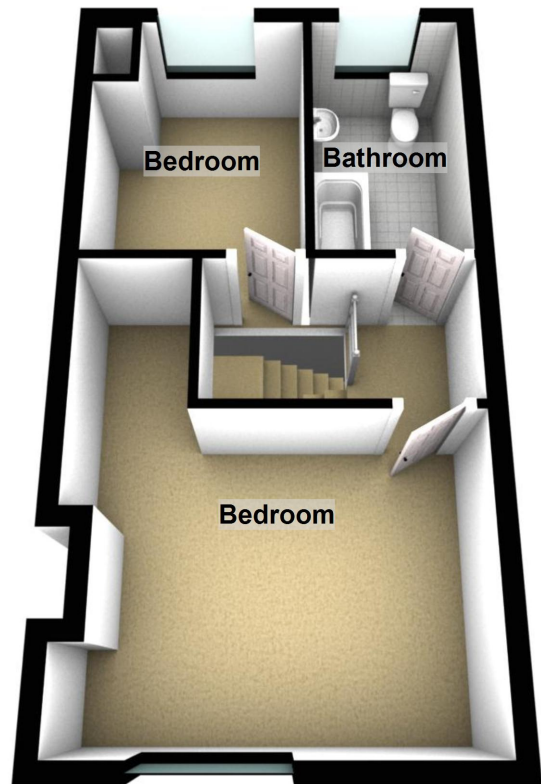
Ground Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



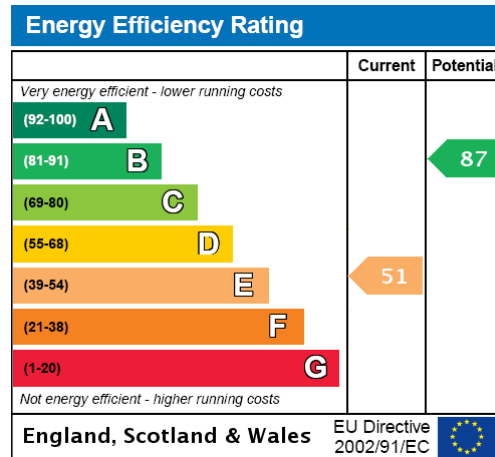
First Floor

Approx. 30.2 sq. metres (325.3 sq. feet)



Total area: approx. 65.2 sq. metres (701.8 sq. feet)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



SELLING THE FACTS NOT THE FLOWER!

Two bedroom semi-detached house

Title Number - MS256384

Tenure - Freehold

Local Authority - Sefton Council

Council Tax - Band A

Annual Price: £1,361.66

Conservation Area - No

Flood Risk - Very Low

Floor Area - 742.71 ft² / 69 m²

Plot size - 0.02 acres

Mobile coverage

Vodafone - Great

O2 - Good

Broadband

Basic 13 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

Satellite / Fibre TV Availability

BT - Great

Sky - Great

Virgin - Great

Rental Estimate

£700 (p/m) (with modernisation)

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: info@logicstates.co.uk





5.6% yield

(Data sourced from Sprift)

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