





- Click video for key facts
- Selling the FACTS not the FLOWER
- Two Bedroom Mid Terrace House
 - Driveway
 - Garden
- Centrally Heated





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		96
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

SELLING THE FACTS NOT THE FLOWER!

Title Number - MS371606

Tenure - Freehold

Local Authority - Sefton Council

Council Tax - Band:A
Annual Price: £1,361.66

Conservation Area - No

Flood Risk - Very Low

Floor Area - 592.02 ft² / 55 m²

Plot size - 0.04 acres

Mobile coverage
Vodafone - Great
O2 - Great

Broadband
Basic 15 Mbps
Superfast 52 Mbps

Satellite / Fibre TV Availability
BT - Great
Sky - Great
Virgin - Good

(Data sourced from Sprift)

'UNUSUALLY GOOD AT WHAT WE DO'

Buy, Sell or Let with the agent of the decade - Zoopla customer excellence award 2020

97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
E-mail: info@logicstates.co.uk





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.