



- Buy, Sell or Let with the agent of the decade
- Four bedroom detached house
- Front and rear garden
- Driveway
- En Suite
- Ground floor W/C & utility room







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## SELLING THE FACTS NOT THE FLOWER!

For all dimensions/room sizes, please see the floorplan.

Type of Home - Detached House

Tenure - Freehold

Title Number - MS606869 - (227 Sq.M.) - Freehold - Privately owned

Listed Building - No

Number of Bedrooms - 4

Internal area - 1,314 Sq.Ft. (122 Sq.M.)

Plot/Land Area - 0.06 Acres (227.35 Sq.M.)

Broadband connectivity - Ultrafast broadband

Mobile coverage - Excellent

EPC Rating - (2013) 84 (B) Potential 84 (B)

Conservation Area - N/A

Flood Risk - None

Council Tax Band - E (£2,393 p/yr)

Borough - Sefton

Planning Permission Applications - 0

Planning Potential (Based on properties with planning on street) - Low

Estimated Stamp Duty

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





£0 (Standard Rate)  
£0 (First Time Buyer)  
£10,680 (Additional Property)

Homesearch Rental Estimate  
£1500 (p/m)  
5.6% yield

(Data sourced from Homesearch)

'UNUSUSALLY GOOD AT WHAT WE DO'

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.