

Sunnyside Road
Crosby, L23

Freehold
£350,000



- Buy, Sell or Let with the agent of the decade
- 3 Bedroom Bungalow
- No chain
- Wrap around garden
- Separate detached garage
- Featured parquet flooring



97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(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		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(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!

Type of Home - Bungalow

Tenure - Freehold

Title Number - MS300878 - (652 Sq.M.) - Freehold - Privately owned

Listed Building - No

Number of Bedrooms - 3

Internal area - 1,185 Sq.Ft. (110 Sq.M.)

Plot/Land Area - 0.16 Acres (651.59 Sq.M.)

Broadband connectivity - Ultrafast broadband

Mobile coverage - Excellent

EPC Rating - 2013) 53 (E) Potential 80 (C)

Conservation Area - N/A

Flood Risk - None

Council Tax Band - D (£1,958 p/yr)

Borough - Sefton

Planning Permission Applications - 0

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

Estimated Stamp Duty

£0 (Standard Rate)

£0 (First Time Buyer)

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£7,290 (Additional Property)

Homesearch Rental Estimate

£950 (p/m)

3.25% yield

(Data sourced from Homesearch)

'UNUSUALLY GOOD AT WHAT WE DO'

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