

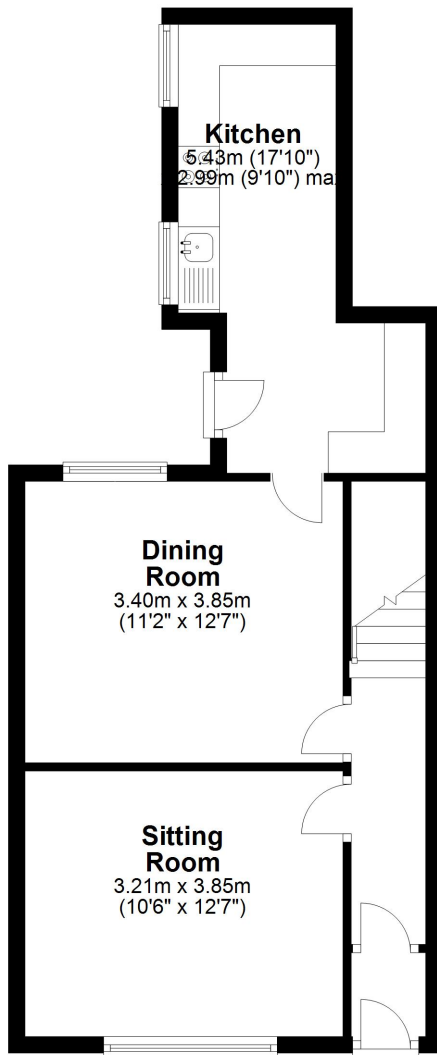


- Selling the FACTS not the FLOWER
- Two Bedroom Mid-Terrace House
  - Two Reception Rooms
  - Rear Yard
  - Gas Centrally Heated
  - Double Glazed Windows

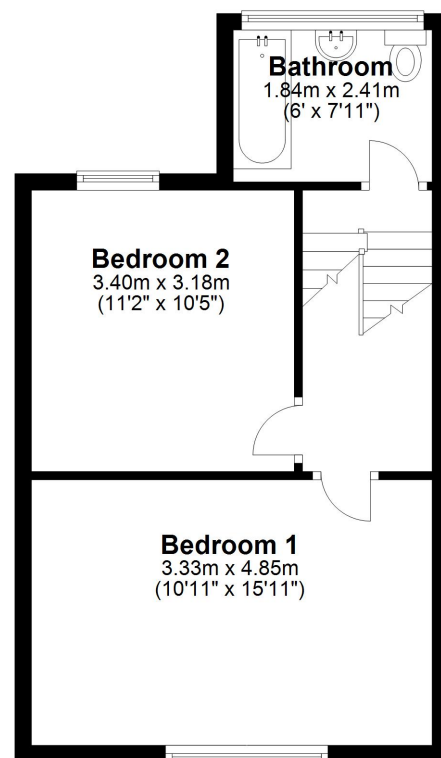




### Ground Floor



### First Floor



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.



| Energy Efficiency Rating                             |         |           |
|------------------------------------------------------|---------|-----------|
|                                                      | Current | Potential |
| Very energy efficient - lower running costs          |         |           |
| (92-100) <b>A</b>                                    |         |           |
| (81-91) <b>B</b>                                     |         |           |
| (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          |         |           |
|                                                      | 63      | 85        |
| England, Scotland & Wales<br>EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) <b>A</b>                                               |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 | 57      | 82        |
| England, Scotland & Wales<br>EU Directive 2002/91/EC            |         |           |

Selling the FACTS not the FLOWER

For all room sizes/dimensions please see the floor Plans

Title number- MS93773

Tenure-Freehold

Local Authority- Sefton Council

Council tax- Band A

Annual price-£1,361.66

Conservation Area- No

Flood Risk- Very low

Floor Area-893.41 ft 2 / 83 m 2

Plot Size-0.02 Acres

Mobile Coverage

EE- Great

Vodafone-Good

O2-Good

Broadband

Basic -16 Mbps

Superfast - 80 Mbps

Ultrafast- 1000 Mbps

Satellite / Fibre TV Availability

BT - Great

Sky - Great

Virgin - Great

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