



- * Selling the FACTS not the FLOWER!
- * Four bedroom semi detached house
 - * Extended to rear
 - * Two reception rooms
 - * Extended kitchen/diner
 - * No chain





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(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!

For all room sizes / dimensions, please contact Logic.

Four bedroom, Semi-Detached House

Title Number - MS532461

Tenure - Freehold

Local Authority - Sefton Council

Council Tax - Band D
Annual Price: £2,042.49

EPC: 2013 Current D (62) Potential C (75)

Conservation Area - No

Flood Risk - Very Low

Floor Area - 1,646.88 ft² / 153 m²

Plot size - 0.09 acres

Mobile coverage
EE - Good
Vodafone - Good
Three - Great
O2 - Great

Broadband
Basic 16 Mbps
Superfast 44 Mbps
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability

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





BT - Great
Sky - Great
Virgin - Great

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(Data sourced from Sprift)

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.