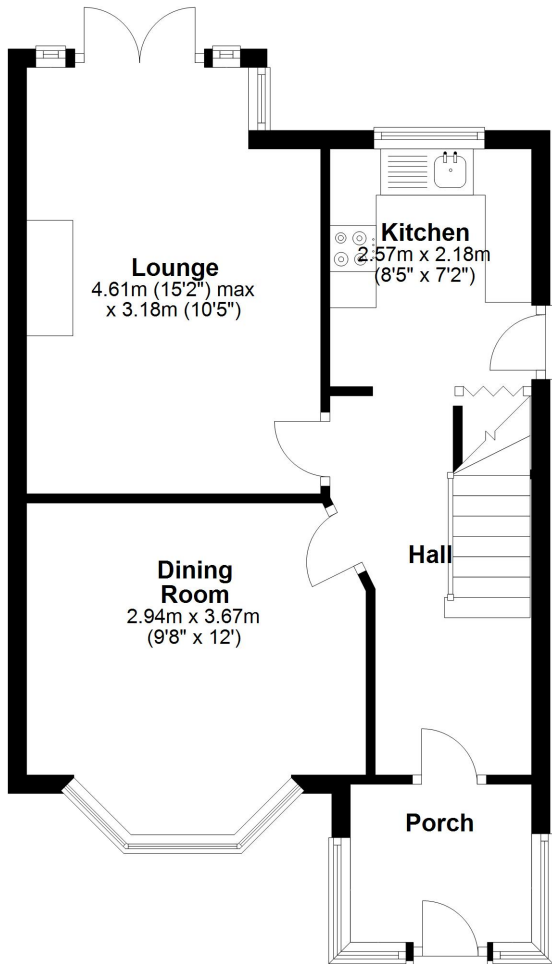




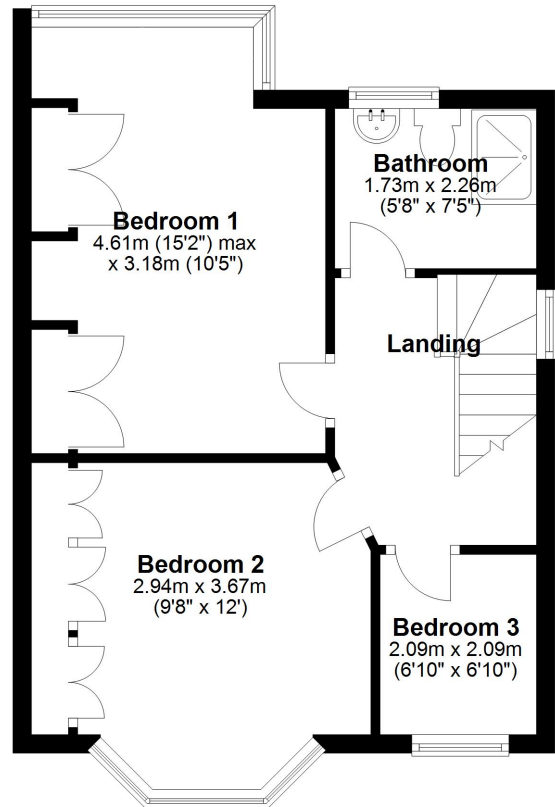
- * Three Bedroom Semi-Detached House
- * Two Reception Rooms
- * Garage
- * Front & Rear Gardens
- * Double Glazed & Gas Centrally Heated



Ground Floor



First Floor



Wilsons Lane, Liverpool

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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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 | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

NEW!!! "ANY HOUR" Viewing Booking System - Visit Logicstates.co.uk to book and confirm your viewing online instantly.

Three bedroom semi detached house. The property benefits from two reception rooms, a garage with off road parking and double glazing throughout. The property is situated in Litherland 0.25 miles from transport links and local amenities.

Property Comprises of:

Ground Floor:

Porch
 Entrance Hall - 12'9" x 5'9"
 Lounge - 11'8" x 12'
 Rear Reception Room - 14'9" x 10'4"
 Kitchen - 8'9" x 7'1"

First Floor:

Landing - 7'4" x 8'8"
 Bedroom One - 11'3" x 11'1"
 Bedroom Two - 15' x 9'2"
 Bedroom Three - 6'8" x 9'
 Bathroom - 5'6" x 7'3"

Exterior:

Front & Rear Gardens
 Driveway
 Garage - 8'7" x 14'5"
 Outbuilding / Shed

As well as your obligation if applicable to pay our commission or fees we may also receive a commission, payment, fee or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you.

We believe you may benefit from using the services of the following providers..

TRB Financial Services, the Provider, who are Independent Mortgage advisors and Protection Consultants.

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





Should you decide to use the services of an introduced mortgage advisor, you should know that we would expect to receive a referral fee of approximately £200 from them for recommending you to them.

We believe you may benefit from using the services of Home Legal Services, Liverpool City Centre, Morecrofts Solicitors, Crosby, Michael Rose & Baylis Solicitors, Liverpool City Centre, Kennan Doyle Solicitors, Bootle and Woodward's Solicitors, Ormskirk, who are all solicitors/conveyancers.

Should you decide to use the services of an introduced solicitor/conveyancer, you should know that we would expect to receive a referral fee of between approximately £100-£150 from them for recommending you to them.

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