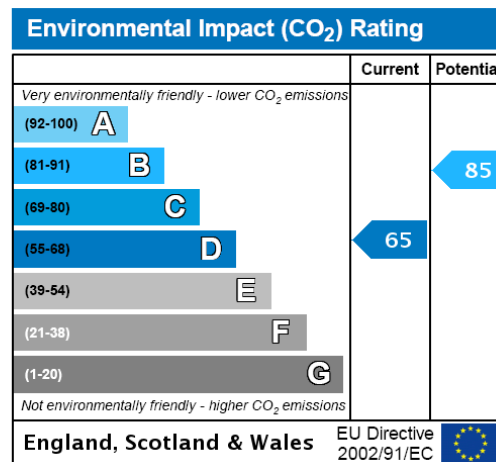
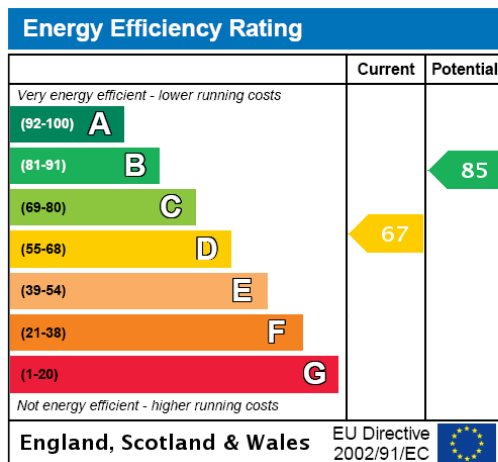




- Selling the FACTS not the FLOWER
- Three Bedroom Semi Detached House
  - Two Reception Rooms
  - Front and Rear Gardens
  - Detached Garage
  - Utility Room







SELLING THE FACTS NOT THE FLOWER!

Type of Home - Semi-detached House

Tenure - Freehold

Title Number - MS80840 - (293 Sq.M.) - Freehold - Privately owned

Listed Building - No

Number of Bedrooms - 3

Internal area - 894 Sq.Ft. (83 Sq.M.)

Plot/Land Area - 0.07 Acres (293.47 Sq.M.)

EPC Rating - (2021) 67 (D) Potential 85 (B)

Conservation Area - N/A

Flood Risk - None

Council Tax Band - B (£1,522 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)

£4,710 (Additional Property)

Homesearch Rental Estimate

£900 (p/m)

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: [info@logicstates.co.uk](mailto:info@logicstates.co.uk)





5.6% yield

(Data sourced from Homesearch)

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