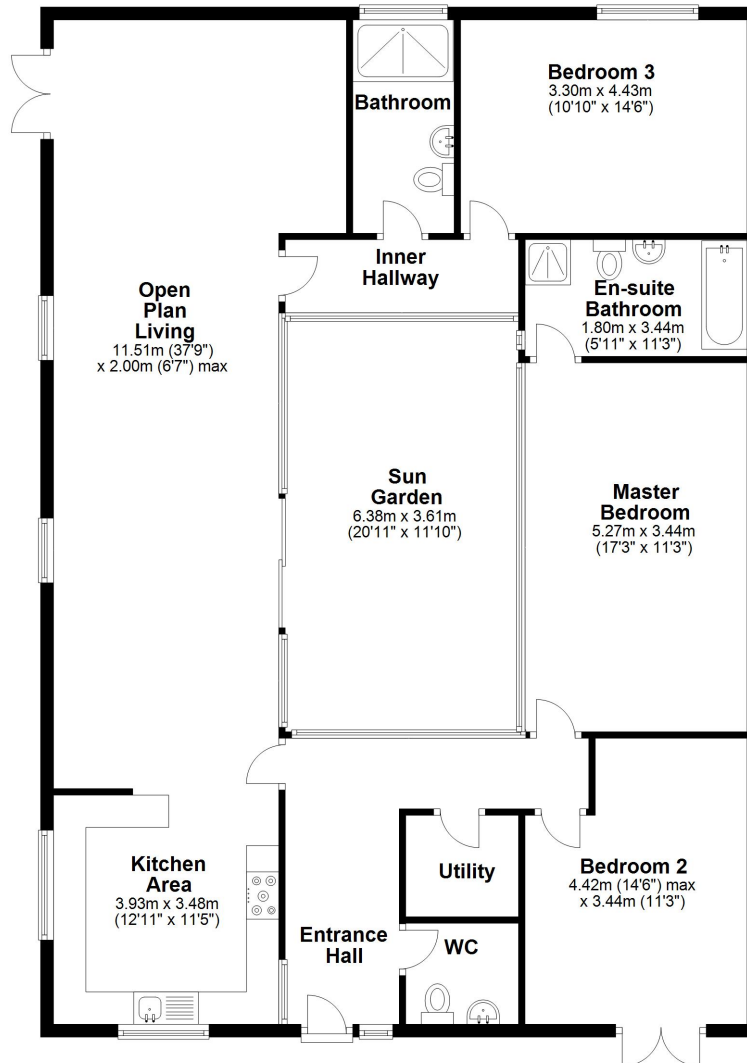




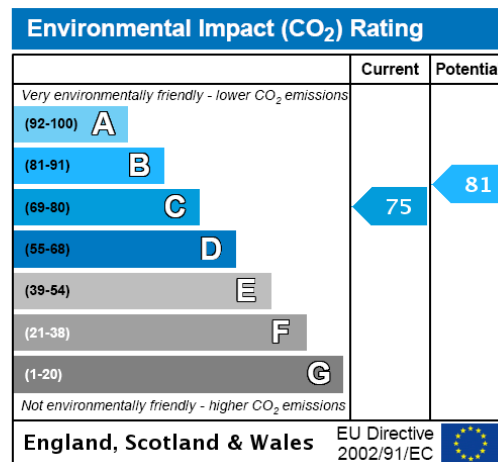
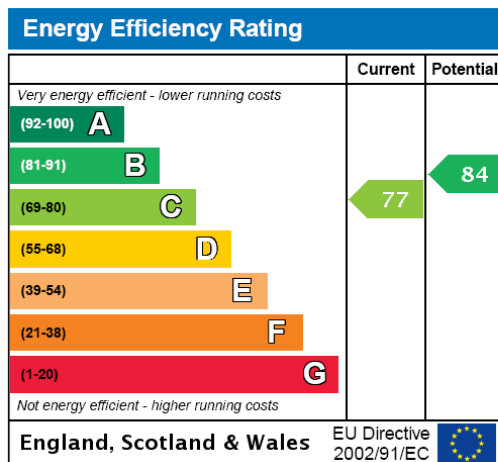
- Buy, Sell or Let with the agent of the decade
- Three Bedroom Detached Bungalow
 - Two Bathrooms
 - Architect Design
- Exclusive Gated Development
- Off Road Parking



Ground 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.



SELLING THE FACTS NOT THE FLOWER!

For all dimensions / room sizes please see the floorplans.

Type of Home - Detached House

Tenure - Leasehold

Lease term remaining - 990 years

Title Number - MS596150 - (303 Sq.M.) - Leasehold - Privately owned - MS211494 - (3488 Sq.M.) - Freehold - DOUGLAS PROPERTY DEVELOPMENTS LIMITED

Listed Building - No

Number of Bedrooms - 3

Internal area - 1,550 Sq.Ft. (144 Sq.M.)

Plot/Land Area - 0.94 Acres (3,790.48 Sq.M.)

Broadband connectivity - Ultrafast broadband

Mobile coverage - Excellent

EPC Rating - (2009) 75 (C) Potential 78 (C)

Conservation Area - N/A

Flood Risk - None

Council Tax Band - E (£2,393 p/yr)

Borough - Sefton

Planning Permission Applications - 0

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





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

Estimated Stamp Duty

£0 (Standard Rate)

£0 (First Time Buyer)

£11,730 (Additional Property)

Homesearch Rental Estimate

£1,400 (p/m)

4% yield

(Data sourced from Homesearch)

'UNUSUALLY GOOD AT WHAT WE DO'

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