



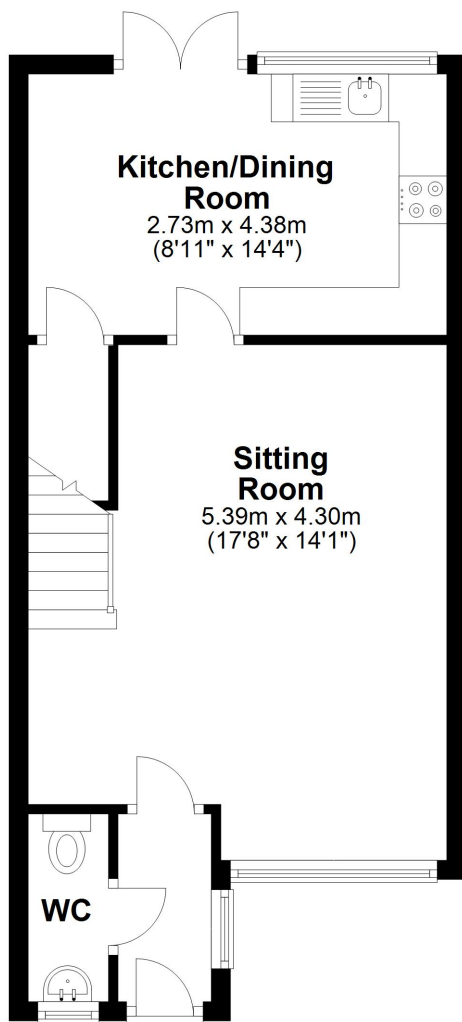
- Buy, Sell or Let with the agent of the decade
- Zoopla customer excellence award 2020
- Three Bedroom Semi Detached House
  - Front and rear gardens
  - Centrally heated
  - Double glazed



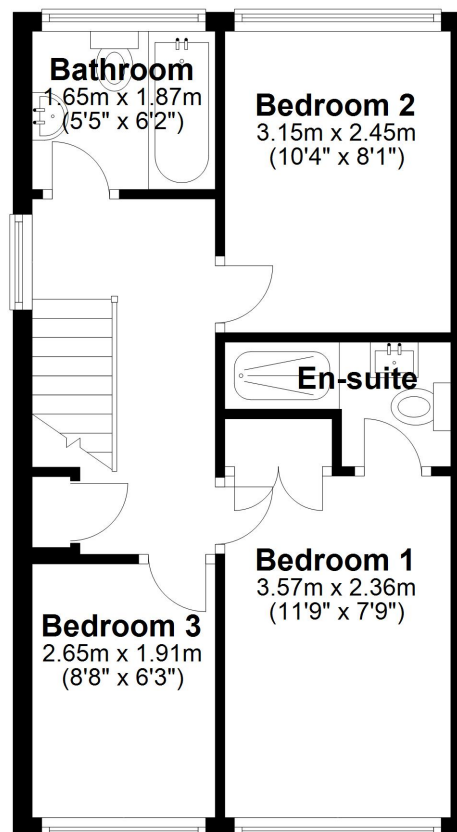




## Ground Floor



## First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SELLING THE FACT NOT THE FLOWER!

For all dimensions / room sizes please see the floorplans.

Type of Home - Semi-detached House

Tenure - Leasehold

Lease term remaining - 979 years

Title Number

MS462072 - (206 Sq.M.) - Leasehold - Privately owned

MS506139 - (2586 Sq.M.) - Freehold - LINECROFT LIMITED

Listed Building - No

Number of Bedrooms - 3

Internal area - Please see the floorplans

Plot/Land Area - 0.69 Acres (2,791.97 Sq.M.)

Broadband connectivity - Standard Broadband

Mobile coverage - Excellent

EPC Rating - TBC

Conservation Area - N/A

Flood Risk - None

Council Tax Band - C (£1,740 p/yr)

Borough - Sefton

Planning Permission Applications - 0

97 | SOUTH ROAD | WATERLOO | L22 0LR

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

Estimated Stamp Duty  
£0 (Standard Rate)  
£0 (First Time Buyer)

Homesearch Rental Estimate  
£825 (p/m)  
6.1% yield

(Data sourced from Homesearch)

'UNUSUALLY GOOD AT WHAT WE DO'

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