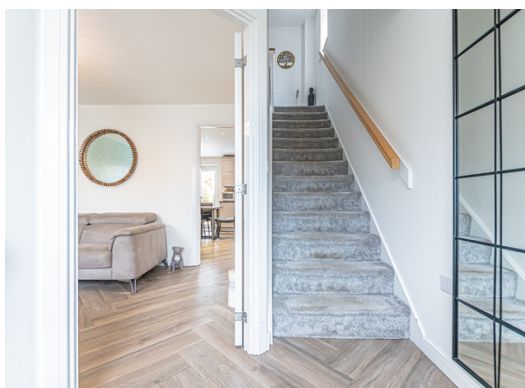




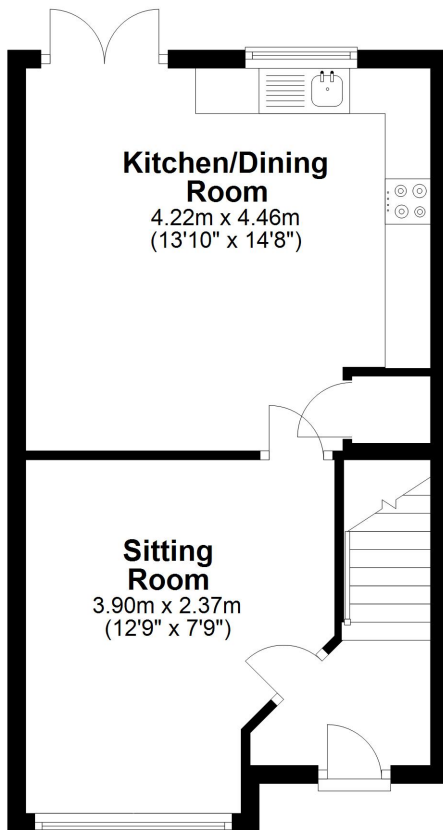
- Selling the facts not the flower!
- Four bedroom Townhouse
 - Built in 2018
- West facing rear garden
 - Off road parking
 - Double glazed





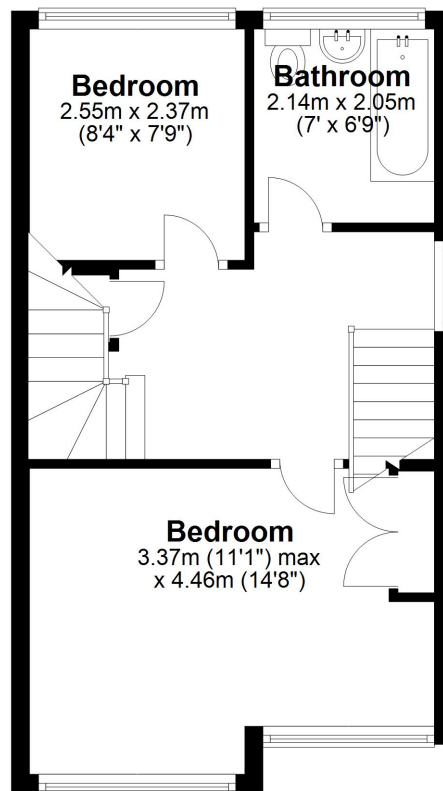
Ground Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



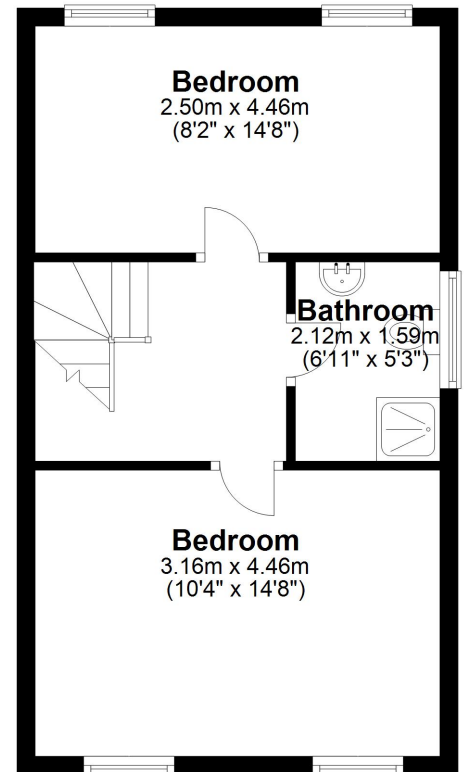
First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



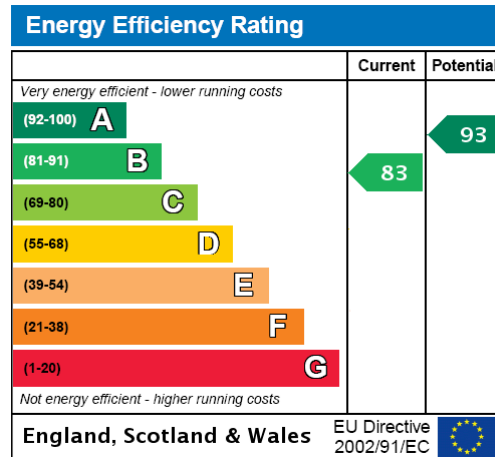
Second Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



Total area: approx. 107.1 sq. metres (1152.6 sq. feet)

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Selling the FACT'S not the FLOWER!

Tenure
Freehold

Title Number
MS657956 - (186 Sq.M.) - Freehold - Privately owned

Listed Building
No

Internal area
1,217 Sq.Ft. (113 Sq.M.)

Plot/Land Area
0.05 Acres (186.22 Sq.M.)

Broadband connectivity
Ultrafast broadband

Mobile coverage
Excellent

EPC Rating
(2018) 83 (B) Potential 93 (A)

Conservation Area
N/A

Flood Risk
None

Council Tax Band
C (£1,740 p/yr)

Borough
Sefton

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





Rear / Garden aspect - West

Planning Permission Applications
0

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

Estimated Stamp Duty
£0 (Standard Rate)
£0 (First Time Buyer)
£5,430 (Additional Property)

'UNUSUALLY GOOD AT WHAT WE DO'

(Property information above sourced from HomeSearch)

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