

Elm Road, Seaforth
Liverpool, L21

Freehold
£145,000



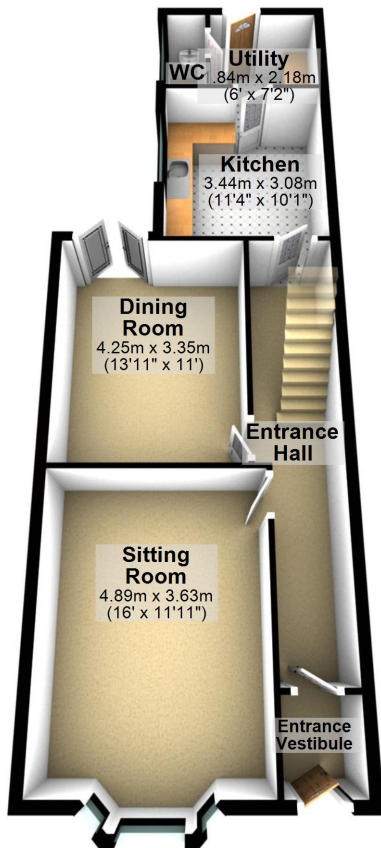
- * BUY, SELL OR LET WITH THE AGENT OF THE DECADE (Zoopla excellence award 2020)
- * FIVE DOUBLE BEDROOMS
- * NO CHAIN
- * DOUBLE GLAZED
- * GAS CENTRALLY HEATED
- * BOOK YOUR VIEWING ONLINE 24/7



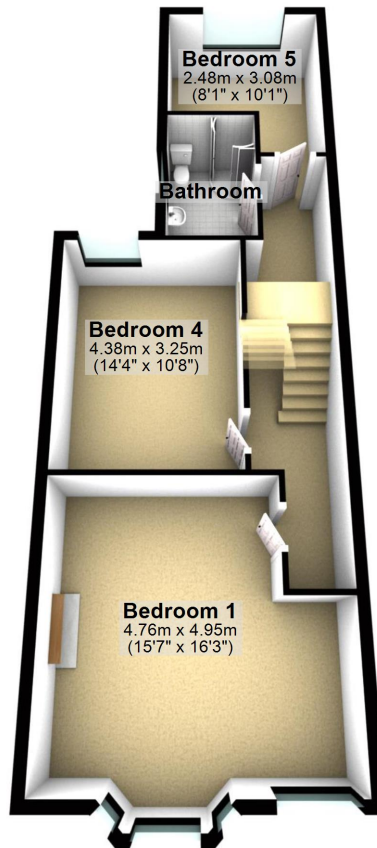
97 | SOUTH ROAD | WATERLOO | L22 0LR
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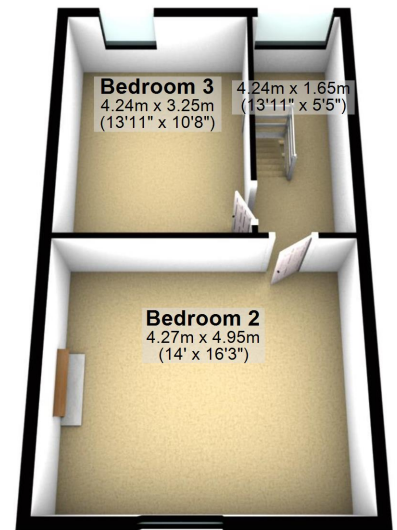
Ground Floor



First Floor



Second 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Selling the FACT'S not the FLOWER!

(Data below sourced from HomeSearch, for measurement please see floorplan)

Type of Property
Terraced House

Tenure
Freehold

Title Number
MS462230 - (221 Sq.M.) - Freehold - Privately owned

Listed Building
No

Internal area
1,830 Sq.Ft. (170 Sq.M.)

Plot/Land Area
(shared) 0.06 Acres (220.68 Sq.M.)

Broadband connectivity
Excellent

Mobile coverage
Excellent

EPC Rating
(2012) 64 (D) Potential 76 (C)

Conservation Area
N/A

Flood Risk
None

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Council Tax Band
A (£1,304 p/yr)

Borough
Sefton

Planning Permission Applications
1

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

Estimated Stamp Duty
£0 (Standard Rate)
£0 (First Time Buyer)
£3,930 (Additional Property)

UNUSUALLY GOOD AT WHAT WE DO...

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