

Westbourne Avenue, Thornton
Thornton, L23

Leasehold
£230,000



- Selling the FACTS not the FLOWER
- Two Bedroom Bungalow
- Open Plan Kitchen/Diner
- Front and rear gardens
 - Driveway
- Fully Centrally Heated

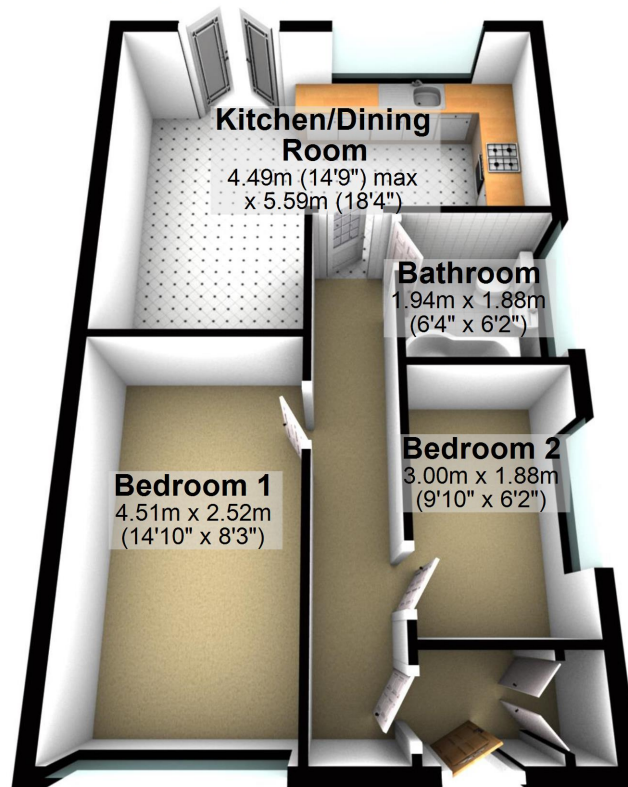


97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
E-mail: info@logicstates.co.uk



Ground Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



Total area: approx. 50.9 sq. metres (548.0 sq. feet)

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		88
(69-80) C	71	
(55-68) D		
(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 FACTS NOT THE FLOWER!

For all dimensions / room sizes please see the floorplans.

Type of Home - Bungalow

Title Number - MS341181

Tenure - Leasehold

Lease Start Date - 11 Jul 1967

Lease End Date - 11 Jul 2966

Lease Term- 999 years from 11 July 1967

Lease Term Remaining - 945 years

Listed Building - No

Number of Bedrooms - 2

Internal area - 560 Sq.Ft. (52 Sq.M.)

Plot/Land Area - 0.06 Acres (230.59 Sq.M.)

EPC Rating - (2021) 71 (C) Potential 88 (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

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Estimated Stamp Duty
£0 (Standard Rate)
£0 (First Time Buyer)
£6,000 (Additional Property)

Homeseach Rental Estimate - £1000 (p/m)
6% yield

(Data sourced from Homeseach)

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