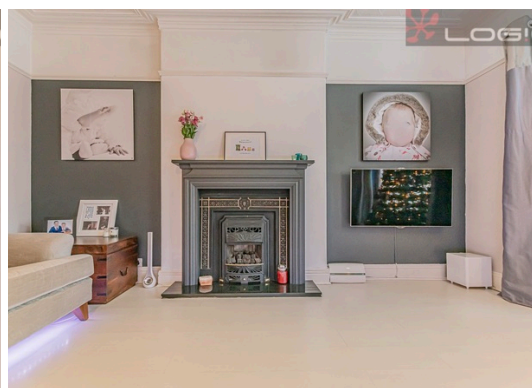
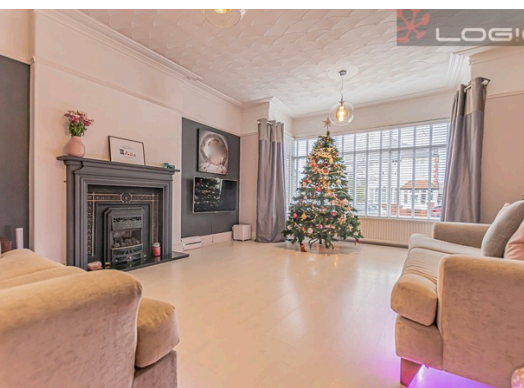


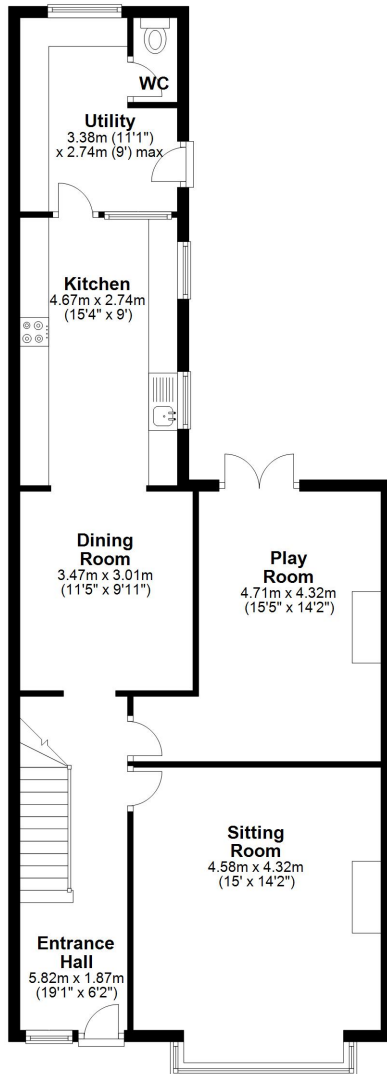


- Sell, buy or let with the agent of the decade
- 4 Bedroom semi detached home
- 3 Reception rooms
- Ground floor utility room
- Ground floor W/C
- Rear garden

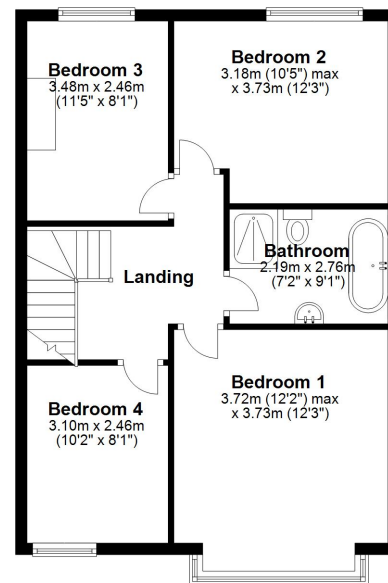




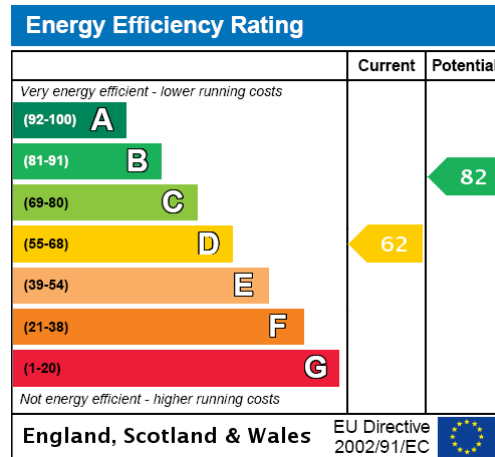
Ground Floor



First 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!

Type of Home
Semi-detached House

Tenure
Freehold

Title Number
MS302727 - (258 Sq.M.) - Freehold - Privately owned

Listed Building
No

Number of Bedrooms
4

Internal area
1,604 Sq.Ft. (149 Sq.M.)

Plot/Land Area
0.06 Acres (257.95 Sq.M.)

Broadband connectivity
Ultrafast broadband

Mobile coverage
Excellent

EPC Rating
(2009) 62 (D) Potential 82 (B)

Conservation Area
N/A

Flood Risk
None

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





Council Tax Band
C (£1,740 p/yr)

Borough
Sefton

Planning Permission Applications
0

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

Estimated Stamp Duty
£0 (Standard Rate)
£0 (First Time Buyer)
£8,910 (Additional Property)

Homesearch Rental Estimate
£1,200 (pcm)
3.8% Yield

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.