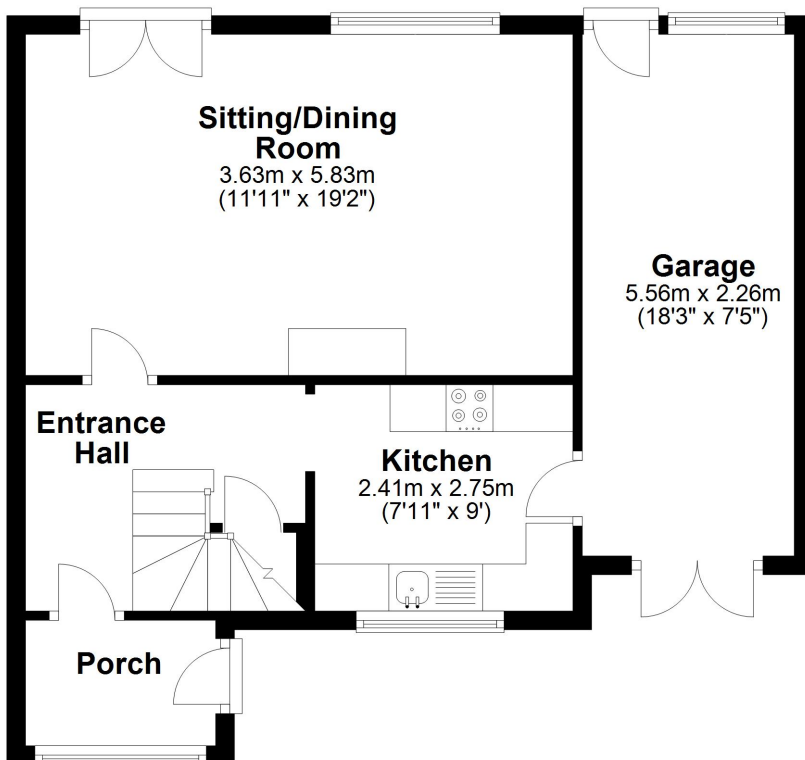




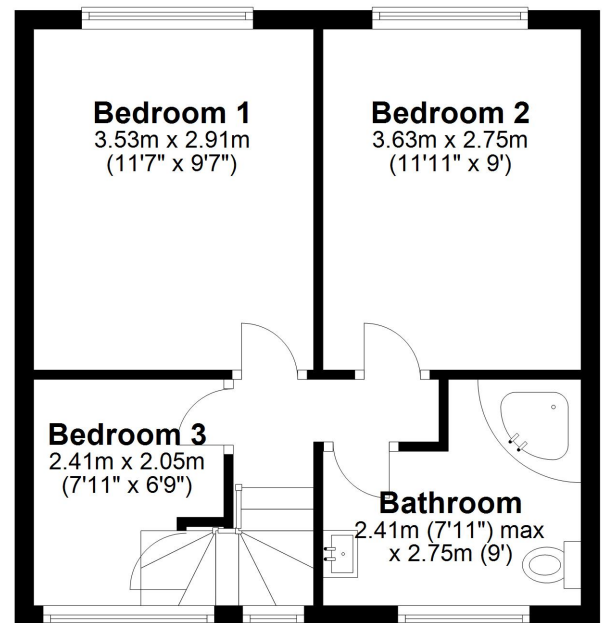
- Buy, Sell or Let with the agent of the decade
- Three bedroom Semi detached house
- Front and rear garden
- Garage
- Driveway
- Centrally heated



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

SELLING THE FACTS NOT THE FLOWER!

For all dimensions / room sizes please see the floorplans.

Type of Home - Semi Detached

Tenure - Freehold

Title Number - MS495638 - (228 Sq.M.) - Freehold - Privately owned

Listed Building - No

Number of Bedrooms - 3

Internal area - 1,055 Sq.Ft. (98 Sq.M.)

Plot/Land Area - 0.06 Acres (228.30 Sq.M.)

Broadband connectivity - Ultrafast broadband

Mobile coverage - Excellent

EPC Rating - (2015) 47 (E) Potential 81 (B)

Conservation Area - N/A

Flood Risk - Low

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

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





£0 (Standard Rate)
£0 (First Time Buyer)
£5,400 (Additional Property)

Homesearch Rental Estimate
£850 (p/m)
6% yield

(Data sourced from Homesearch)

'UNUSUALLY GOOD AT WHAT WE DO'

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