

Lichfield Avenue  
Waterloo, L22

Freehold  
£240,000



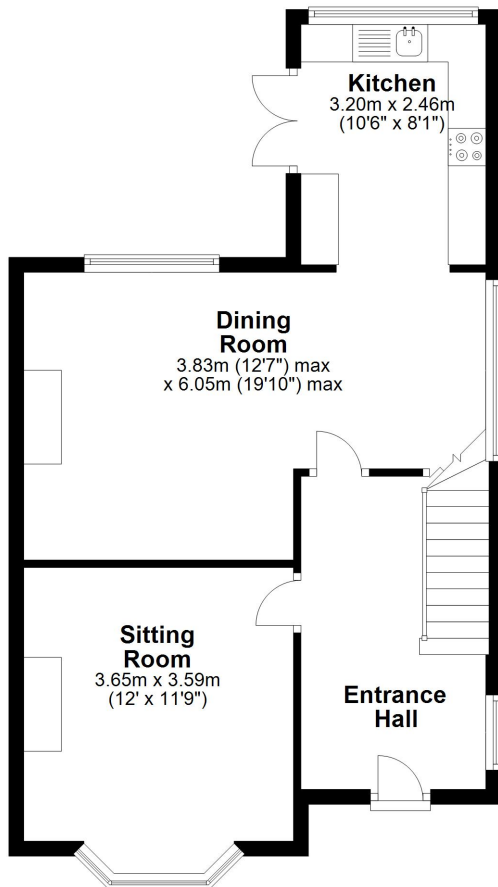
- Buy, Sell or Let with the agent of the decade
- Zoopla customer excellence award 2020
- Four bedroom semi detached house
  - Rear garden
  - Driveway
  - Centrally heated



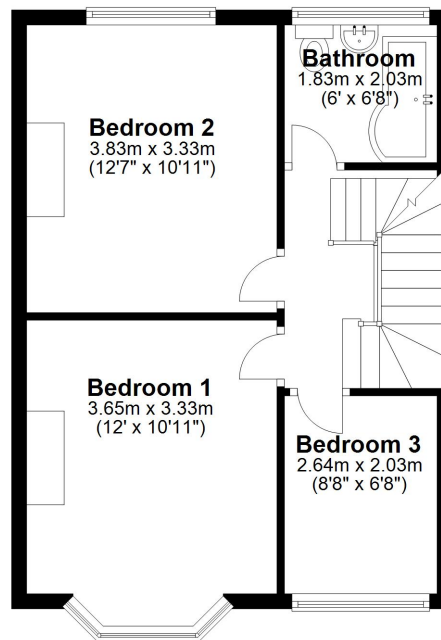
97 | SOUTH ROAD | WATERLOO | L22 0LR  
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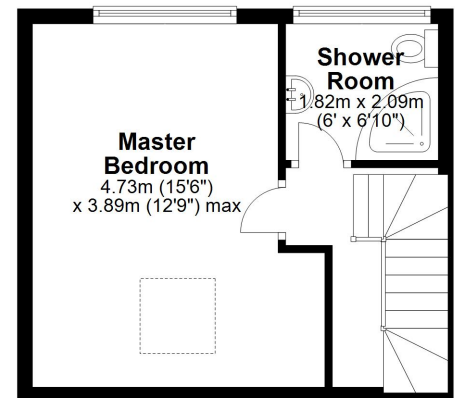
## Ground Floor



## First Floor

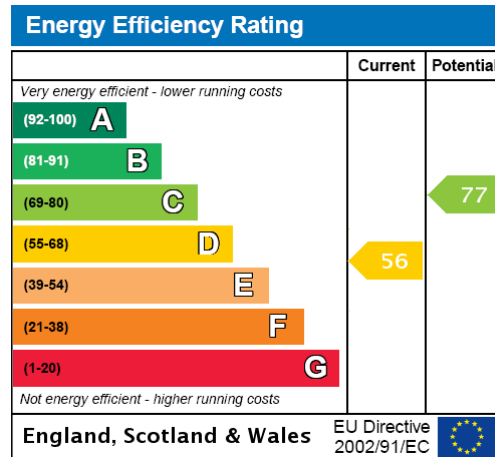


## Second Floor



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## SELLING THE FACTS NOT THE FLOWER!

For all dimensions / room sizes please see the floorplans.

Property type - Semi-detached House

Tenure - Freehold

Title Number  
MS181588 - (148 Sq.M.) - Freehold - Privately owned

Listed Building - No

Number of Bedrooms - 4

Internal area - 1,324 Sq.Ft. (123 Sq.M.)

Plot/Land Area - 0.04 Acres (148.15 Sq.M.)

Broadband connectivity - Ultrafast broadband

Mobile coverage - Excellent

EPC Rating - (2013) 56 (D) Potential 77 (C)

Conservation Area - N/A

Flood Risk - None

Council Tax Band - C (£1,740 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)  
£6,510 (Additional Property)

Homesearch Rental Estimate  
£1000 pcm  
5% Yield

(Data sourced from homesearch)

'UNUSUALLY GOOD AT WHAT WE DO'

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