

Blucher Street
Waterloo, L22

Leasehold
£220,000



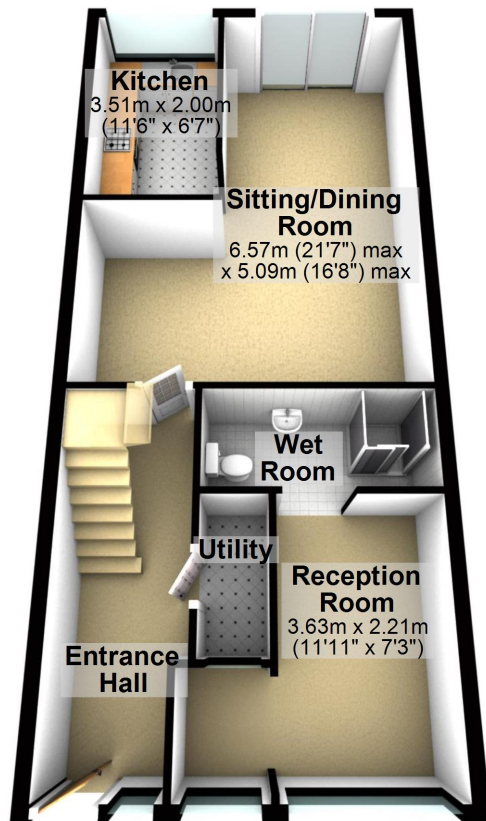
- Buy, Sell or Let with the agent of the decade
- Zoopla customer excellence award 2020
- Three bedroom semi detached house
 - Two reception rooms
 - Two bathrooms
 - Rear garden



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



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		83
(69-80) C	72	
(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 dimensions / room sizes please see the floorplans.

Type of Home - Semi-detached House

Tenure - Leasehold

Lease term remaining - 953 years

Title Number - MS19269 - (180 Sq.M.) - Leasehold - Privately owned

Listed Building - No

Number of Bedrooms - 3

Internal area - 1,120 Sq.Ft. (104 Sq.M.)

Plot/Land Area - 0.04 Acres (179.68 Sq.M.)

Broadband connectivity - Ultrafast broadband

Mobile coverage - Excellent

EPC Rating - (2020) 72 (C) Potential 83 (B)

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)
£6,450 (Additional Property)

Homeseach Rental Estimate
£850 (p/m)
4.6% yield

(Data sourced from homeseach)

'UNUSUALLY GOOD AT WHAT WE DO'

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