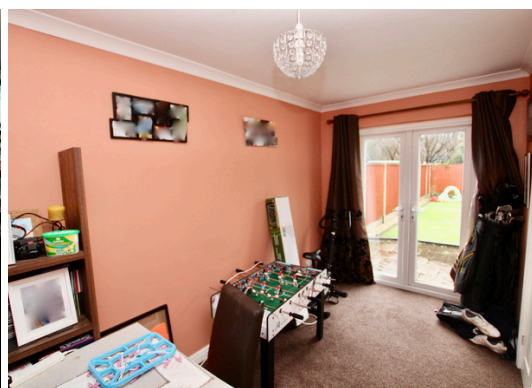




- Buy, Sell and Let with the agent of the decade
- Zoopla customer excellence award 2020
- Four bedroom semi detached house
- Front and rear gardens
- Two reception rooms
- Close to local amenities





SELLING THE FACTS NOT THE FLOWER!

Type of Home - Semi detached

Tenure - Freehold

Title Number - MS435847 - (202 Sq.M.) - Freehold - Privately owned

Listed Building - No

Number of Bedrooms - 4

Internal area- 1,131 Sq.Ft. (105 Sq.M.)

Plot/Land Area - 0.05 Acres (202.20 Sq.M.)

Broadband connectivity - Superfast broadband

Mobile coverage - Excellent

EPC Rating - (2011) 71 (C) Potential 72 (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

Estimated Stamp Duty

£0 (Standard Rate)

£0 (First Time Buyer)

£5,610 (Additional Property)

Homeseach Rental Estimate

£775 (pcm)

5.1%

(Data sourced from homeseach)

'UNUSUALLY GOOD AT WHAT WE DO'

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.

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