

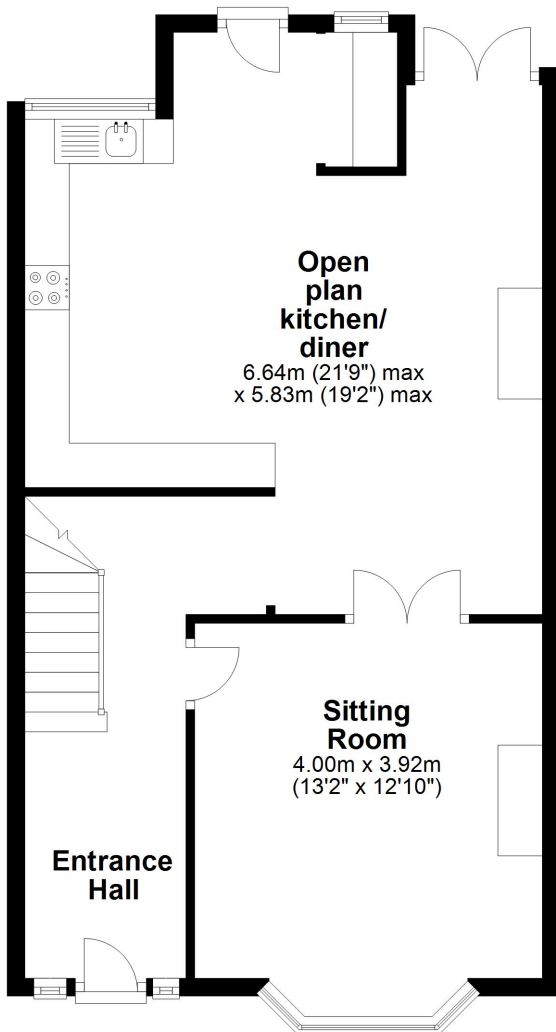


- Sell, buy or let with the agent of the decade
- 4 bedroom semi detached house
- 2 Reception rooms
- Ground floor utility room
- Rear garden
- Centrally heated

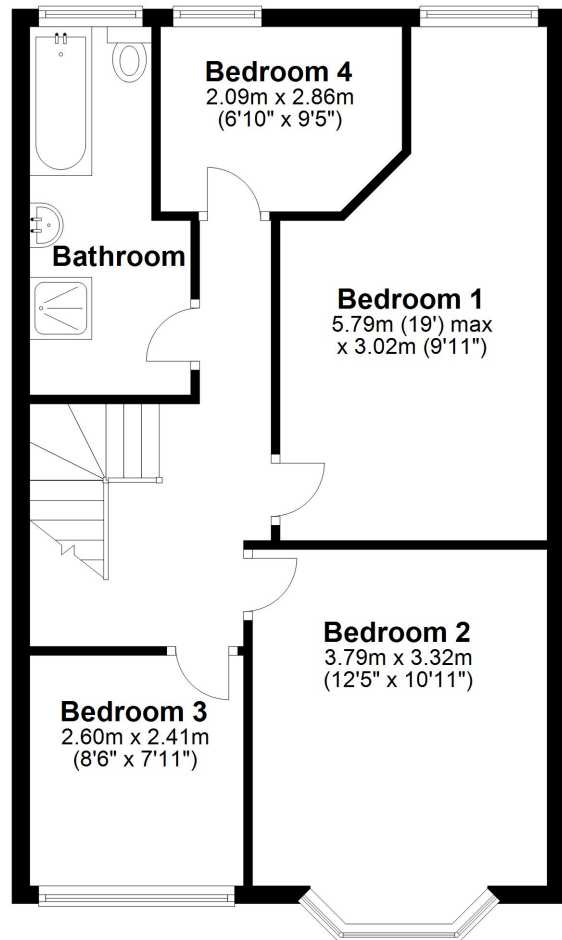




Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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 all room sizes / dimensions, please see the floorplan.

Type of Home - Terraced House

Tenure - Freehold

Title Number - MS112403 - (103 Sq.M.) - Freehold - Privately owned

Listed Building - No

Number of Bedrooms - 4

Internal area - 1,475 Sq.Ft. (137 Sq.M.)

Plot/Land Area - 0.03 Acres (102.86 Sq.M.)

Broadband connectivity - Ultrafast broadband

Mobile coverage - Excellent

EPC Rating - (2014) 61 (D) Potential 83 (B)

Conservation Area - N/A

Flood Risk - None

Council Tax Band - B (£1,522 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)

Homesearch Rental Estimate £900
4.4% Yield

(Data sourced from Homesearch)

'UNUSUALLY GOOD AT WHAT WE DO'

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