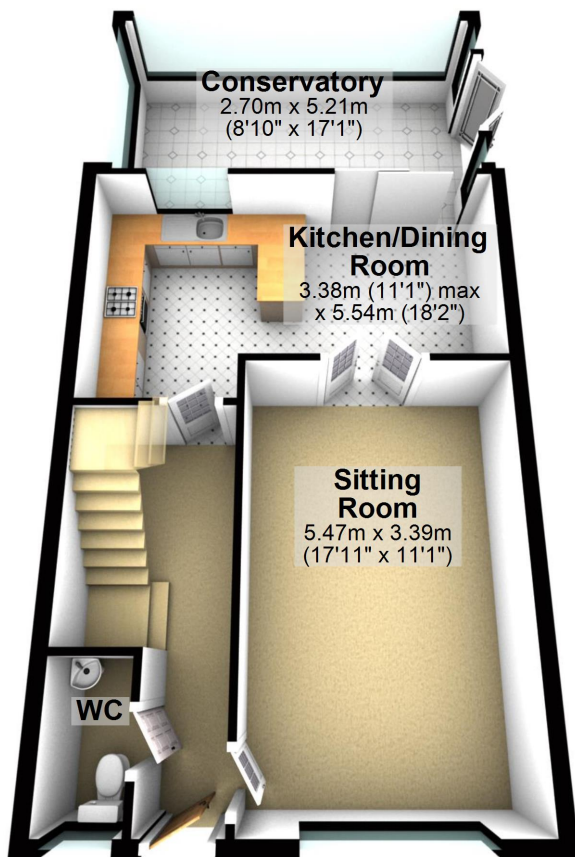




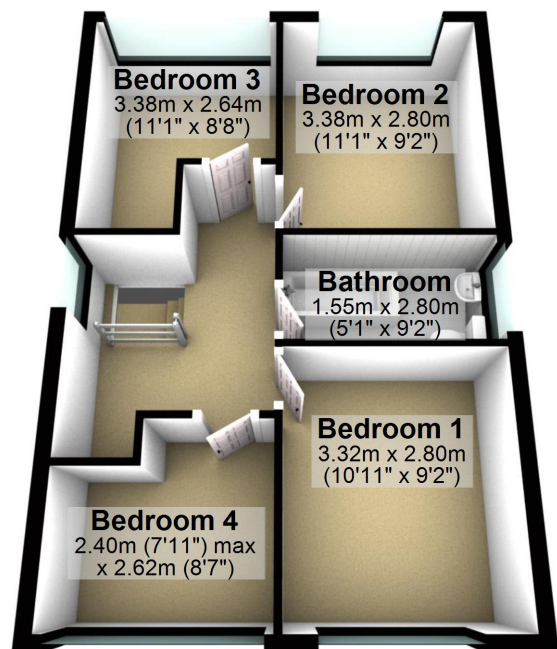
- Buy, Sell or Let with the agent of the decade
 - Four bedroom detached house
 - Conservatory
 - Ground floor W/C
 - Rear garden
- Large Driveway and Detached Double Garage



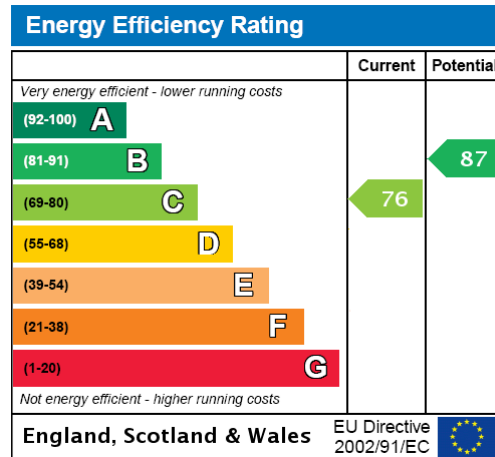
Ground Floor



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.



SELLING THE FACTS NOT THE FLOWER!

For all dimensions / room sizes, please see the floorplan.

Type of Home - Detached House

Tenure - Leasehold

Lease term remaining - 982 years

Title Number

MS511367 - (295 Sq.M.) - Leasehold - Privately owned

MS557406 - (15758 Sq.M.) - Freehold - CHIME PROPERTIES LIMITED

MS557406 - (36 Sq.M.) - Freehold - CHIME PROPERTIES LIMITED

Listed Building - No

Number of Bedrooms - 4

Internal area - Please see the floorplans

Plot/Land Area - (shared) 3.98 Acres (16,088.73 Sq.M.)

Broadband connectivity - Ultrafast broadband

Mobile coverage - Excellent

EPC Rating - 2021 Current 76 (C) Potential 87 (B)

Conservation Area - N/A

Flood Risk - None

Council Tax Band - D (£1,958 p/yr)

Borough - Sefton

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: info@logicstates.co.uk





Planning Permission Applications - 0

Planning Potential (Based on properties with planning on street) - Low

Estimated Stamp Duty

£0 (Standard Rate)

£0 (First Time Buyer)

£5,670 (Additional Property)

Homeseach Rental Estimate

£900 (p/m)

4.5% yield

(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.