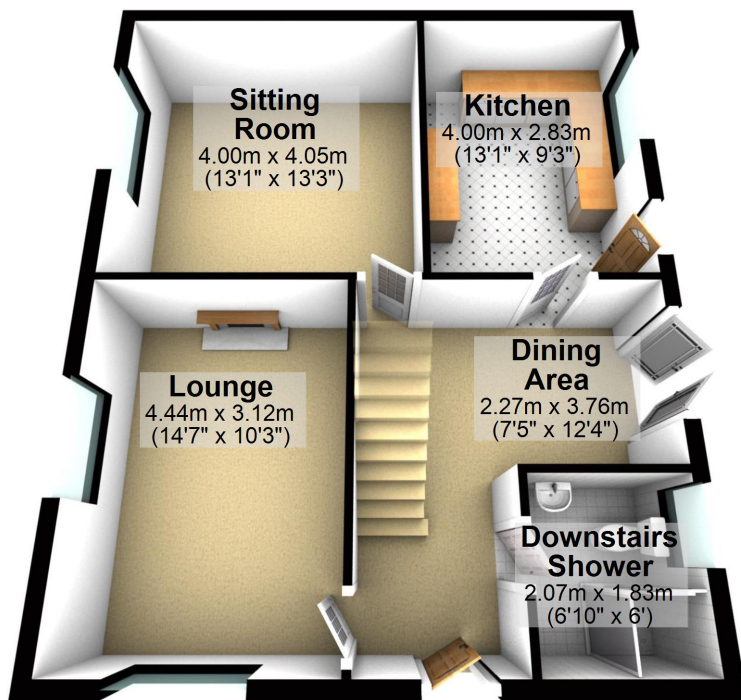




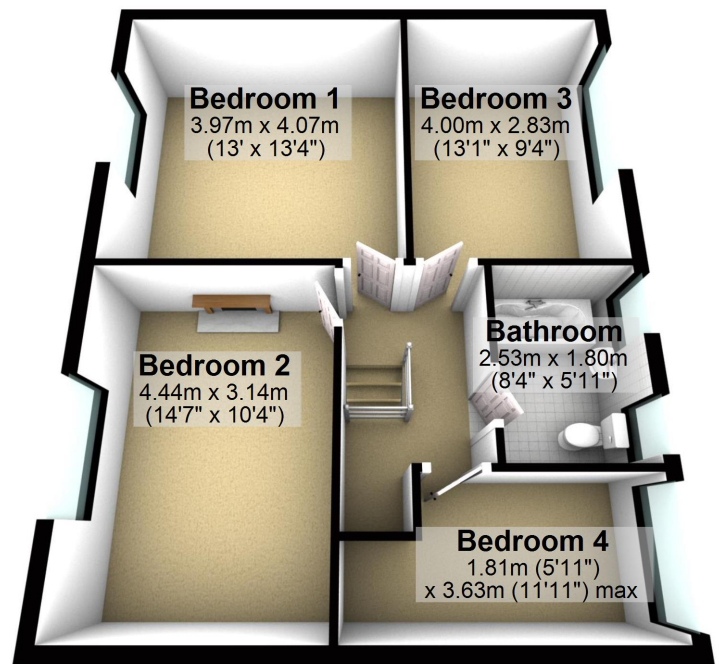
- Selling the FACTS not the FLOWER
- Four bedroom semi detached house
 - Two reception rooms
 - Rear garden
 - Centrally heated
 - Double glazed



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		
(69-80) C		73
(55-68) D	62	
(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 dimensions / room sizes, please see the floorplans

Type of Home - Semi-detached House

Tenure - Leasehold

Listed Building - No

Number of Bedrooms (estimate) - 4

Internal area - 1,357 Sq.Ft. (126 Sq.M.)

Plot/Land Area - (shared) 17.48 Acres (70,747.03 Sq.M.)

Broadband connectivity - Ultrafast broadband

Mobile coverage - Fair

EPC Rating - (2021) 62 (D) Potential 73 (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)

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: info@logicstates.co.uk





£8,850 (Additional Property)

Homesearch Rental Estimate

£1500 (p/m)

5.5% yield

(Data sourced from Homesearch)

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