



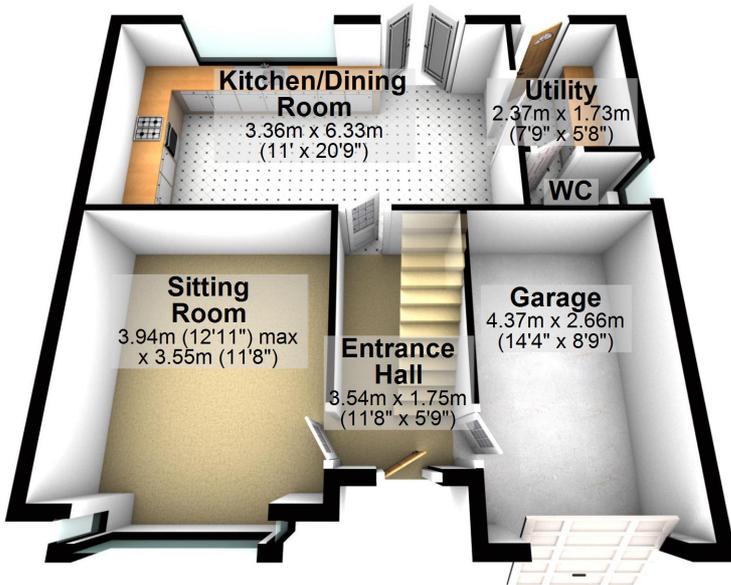
- Selling the FACTS not the FLOWER
- Four bedroom detached house
 - Front and rear gardens
 - Driveway
 - Garage
- Open plan Kitchen / Diner





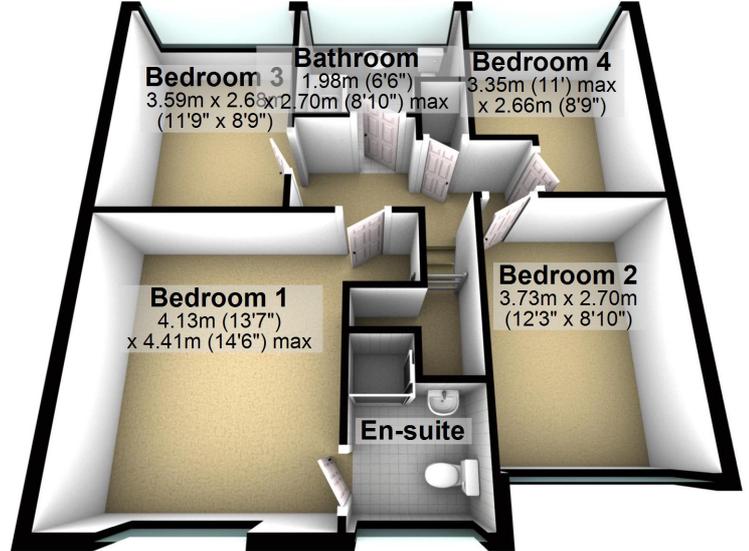
Ground Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



First Floor

Approx. 61.7 sq. metres (663.8 sq. feet)



Total area: approx. 123.0 sq. metres (1323.4 sq. feet)

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	81	81
(69-80) C		
(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 all room sizes / dimensions please see the floorplan

Type of Home - Detached House

Tenure - Leasehold

Lease term remaining - 992 years

Title Number - MS619073 - (303 Sq.M.) - Leasehold - Privately owned

Listed Building - No

Number of Bedrooms - 4

Internal area - 1,141 Sq.Ft. (106 Sq.M.)

Plot/Land Area - (shared) 3.50 Acres (14,176.62 Sq.M.)

EPC Rating - (2021) 80 (C) Potential 80 (C)

Conservation Area - N/A

Flood Risk - None

Council Tax Band - E (£2,393 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)

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£10,050 (Additional Property)

Homesearch Rental Estimate - £1,400 (p/m)
4.6% yield

(Data sourced from Homesearch)

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