



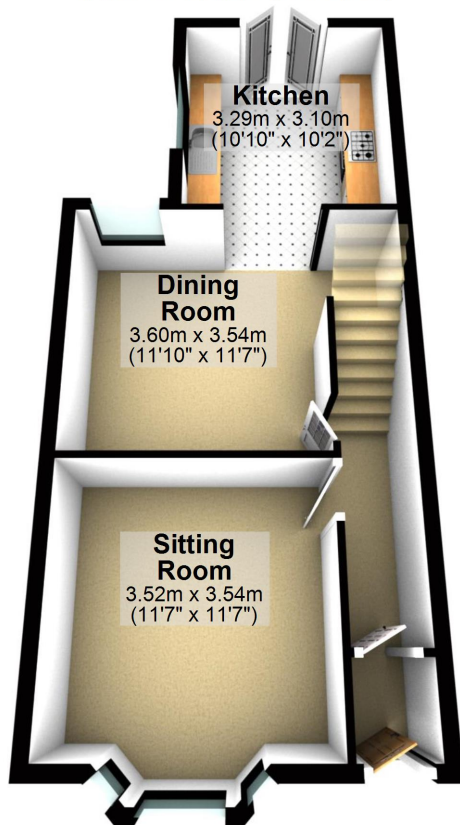
- Click video for key facts
- Selling the FACTS not the FLOWER
- Three bedroom mid terrace house
  - Two reception rooms
  - Rear yard
  - On street parking





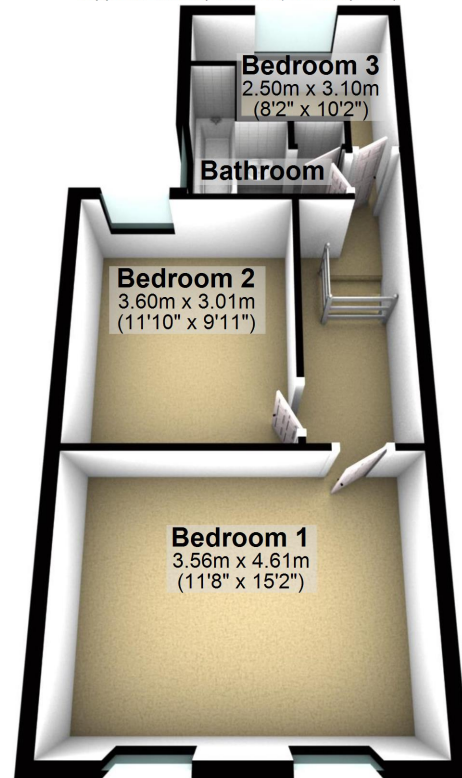
### Ground Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 88.0 sq. metres (947.7 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) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 59                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

## SELLING THE FACTS NOT THE FLOWER

For all room sizes and dimensions, please see the floorplans.

Title Number - MS485127

Tenure - Freehold

Local Authority - Sefton Council

Council Tax - Band B

Annual Price: £1,588.60

Conservation Area - No

Flood Risk - Very Low

Floor Area - 968.75 ft<sup>2</sup> / 90 m<sup>2</sup>

Plot size - 0.02 acres

Mobile coverage

EE - Good

Vodafone - Great

Three - Great

O2 - Great

Broadband

Basic 17 Mbps

Superfast 66 Mbps

Ultrafast 1000 Mbps

Satellite / Fibre TV Availability

BT - Great

Sky - Great

Virgin - Great

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(Data sourced from sprift)

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