

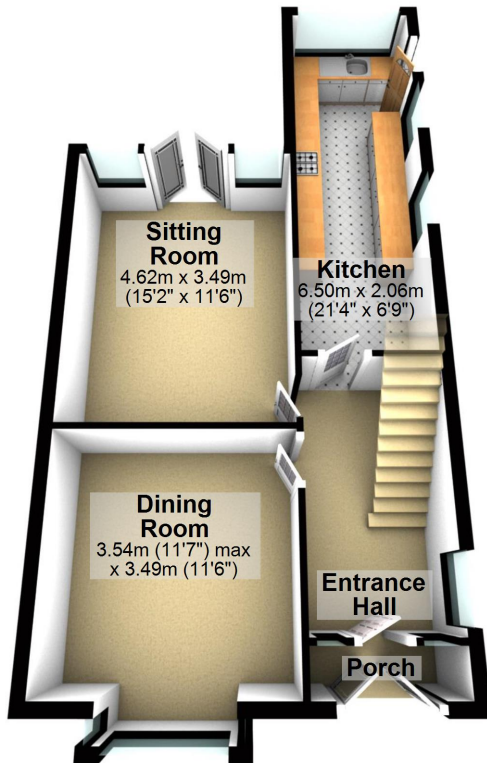


- Selling the FACTS not the FLOWER
- Four bedroom semi detached house
  - 2 Reception rooms
  - Rear garden
  - Two bathrooms
  - Driveway

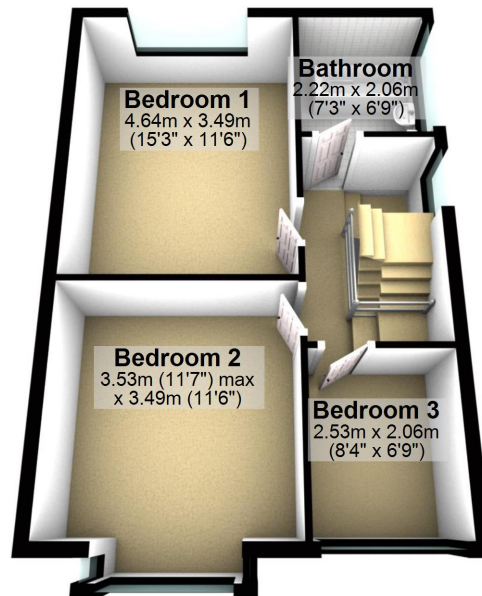




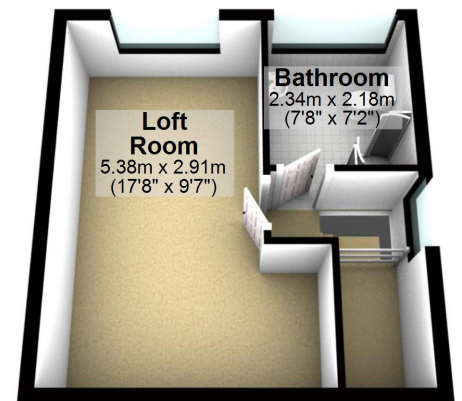
### Ground Floor



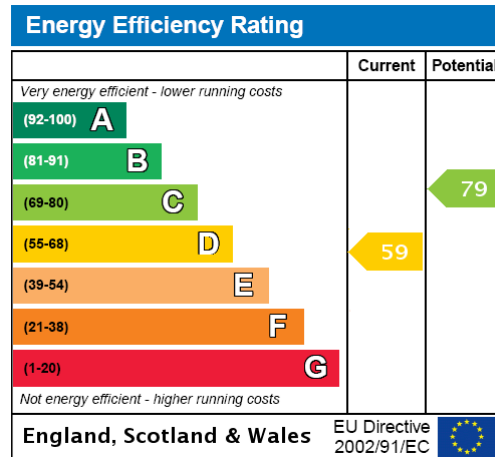
### First Floor



### Second 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 room sizes / dimensions, please see the floorplans.

Title Number - MS456767

Tenure - Freehold

Local Authority - Sefton Council

Council Tax - Band C

Annual Price: £1,815.55

Conservation Area - No

Flood Risk - Very Low

Floor Area - 1,399.31 ft<sup>2</sup> / 130 m<sup>2</sup>

Plot size - 0.06 acres

Mobile coverage

Vodafone - Great

Three - Good

O2 - Great

Broadband

Basic 13 Mbps

Superfast 64 Mbps

Ultrafast 1000 Mbps

Satellite / Fibre TV Availability

BT - Great

Sky - Great

Virgin - Great

(Data sourced from Sprift)

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: [info@logicstates.co.uk](mailto:info@logicstates.co.uk)





'UNUSUALLY GOOD AT WHAT WE DO'

Buy, Sell or Let with the agent of the decade - Zoopla customer excellence award - 2020

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.