

Walmer Road
Waterloo, L22

Freehold
£450,000



SUBSTANTIAL LAND SPACE ADJACENT TO EXISTING PROPERTY REGISTERED ON SAME TITLE

- Selling the FACTS not the FLOWER
- Five bedroom end terrace house
 - Ideal Investment opportunity
 - Access road to the rear
- 3 reception rooms plus basement



97 | SOUTH ROAD | WATERLOO | L22 0LR
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	49	
(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!

Ideal Investment opportunity to renovate main house and explore potential development to adjacent land plot.

SUBSTANTIAL LAND SPACE ADJACENT TO EXISTING PROPERTY REGISTERED ON SAME TITLE WHICH IS IDEAL FOR POTENTIAL INVESTORS/REFURBISHMENT RENOVATION PROJECT

Title Number - MS337693

Tenure - Freehold

Local Authority - Sefton Council

Council Tax - Band A
Annual Price: £1,361.66

Conservation Area - Christ Church, Sefton, 25/08/2004

Flood Risk - Very Low

Floor Area - 2,604.87 ft² / 242 m²

Plot size - 0.20 acres

Mobile coverage
EE - Good
Vodafone - Great
Three - Great
O2 - Great

Broadband
Basic 20 Mbps
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability
BT - Great
Sky - Great

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Virgin - Great

(Data sourced from Sprift)

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