

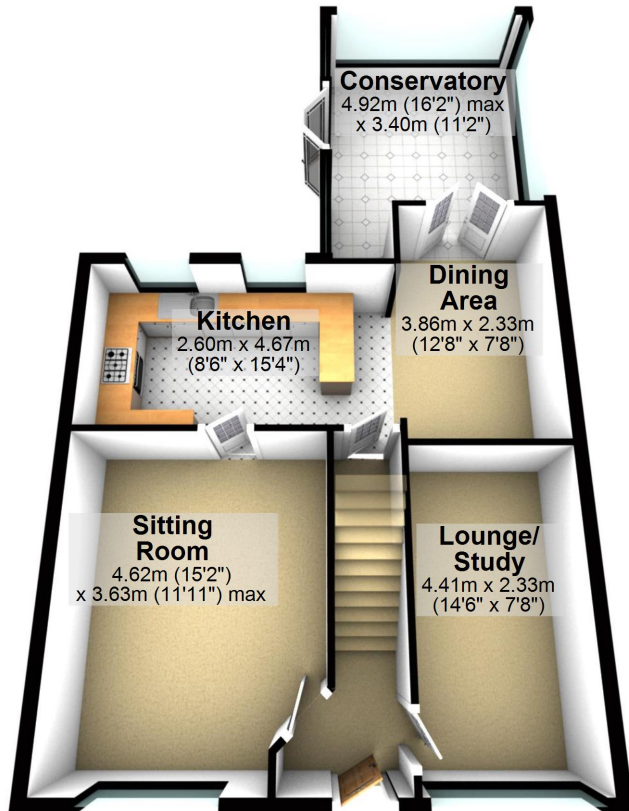


- Click video for Key facts
- Selling the FACTS not the FLOWER
- 4 bedroom Semi detached house
  - Three reception rooms
  - Conservatory
- En Suite and dressing area in bedroom one

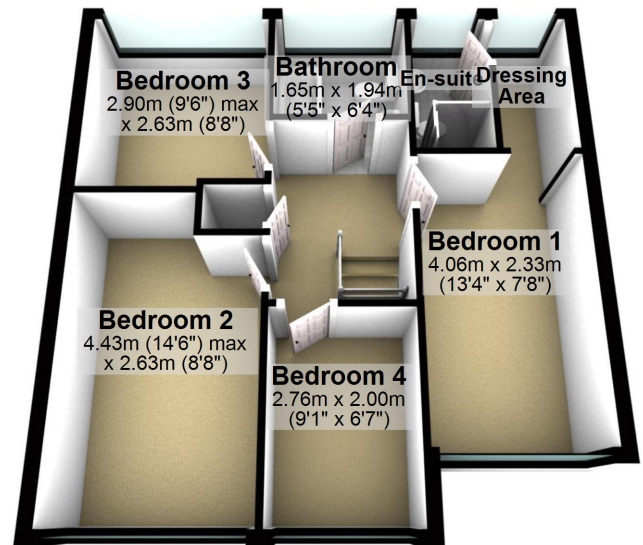




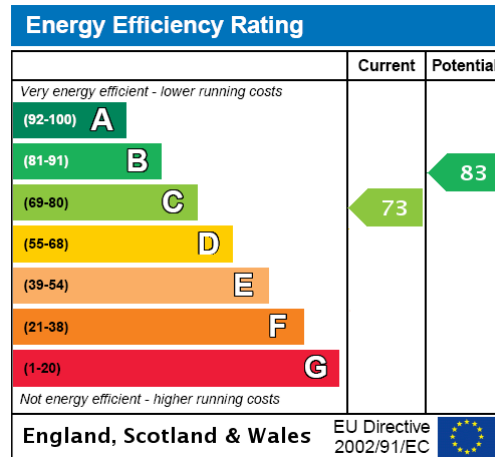
## Ground Floor



## 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.



## SELLING THE FACTS NOT THE FLOWER!

For all room sizes/measurements, please see the floorplans.

Title Number - MS428856

Tenure - Freehold

Local Authority - Sefton Council

Council Tax - Band:C

Annual Price: £1,815.55

Conservation Area - No

Flood Risk - Very Low

Floor Area - 1,259.38 ft<sup>2</sup> / 117 m<sup>2</sup>

Plot size - 0.06 acres

Mobile coverage

EE - Great

Vodafone - Good

Three - Great

O2 - Good

Broadband

Basic 15 Mbps

Superfast 55 Mbps

Satellite / Fibre TV Availability

BT - Great

Sky - 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.