

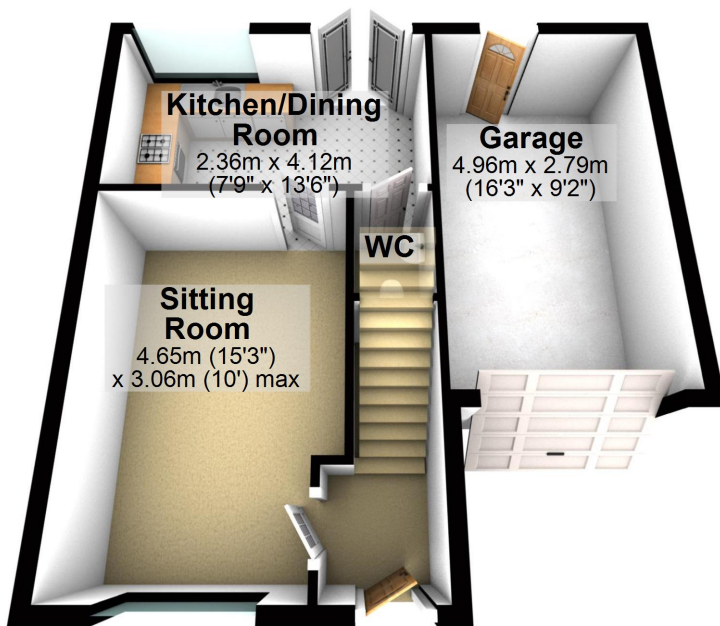


- Selling the FACTS not the FLOWER
- Three bedroom detached house
  - En Suite in Bedroom One
  - Ground floor W/C
  - Front and rear garden
  - Garage





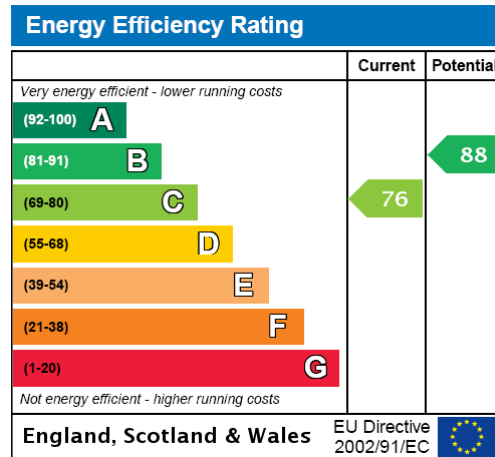
## Ground Floor



## 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/ dimensions please see the floorplans

Title Number - MS630902

Tenure - Freehold

Local Authority - Sefton Council

Council Tax - Band: B

Annual Price: £1,588.60

Conservation Area - No

Flood Risk - Very Low

Floor Area - 785.77 ft<sup>2</sup> / 73 m<sup>2</sup>

Plot Size - 0.08 Acres

Mobile Coverage

Vodafone - Great

O2 - Great

Broadband

Basic

14 Mbps - Superfast

80 Mbps - Satellite / Fibre TV Availability

Satellite / Fibre TV Availability

BT - Great

Sky - Great

(Data sourced from Sprift)

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