



- 'Straightforward Sales & Lettings'
- Three Bedroom Semi Detached House
  - Fitted Kitchen
  - Gas Central Heating
  - Large Rear Garden
  - Allocated Parking

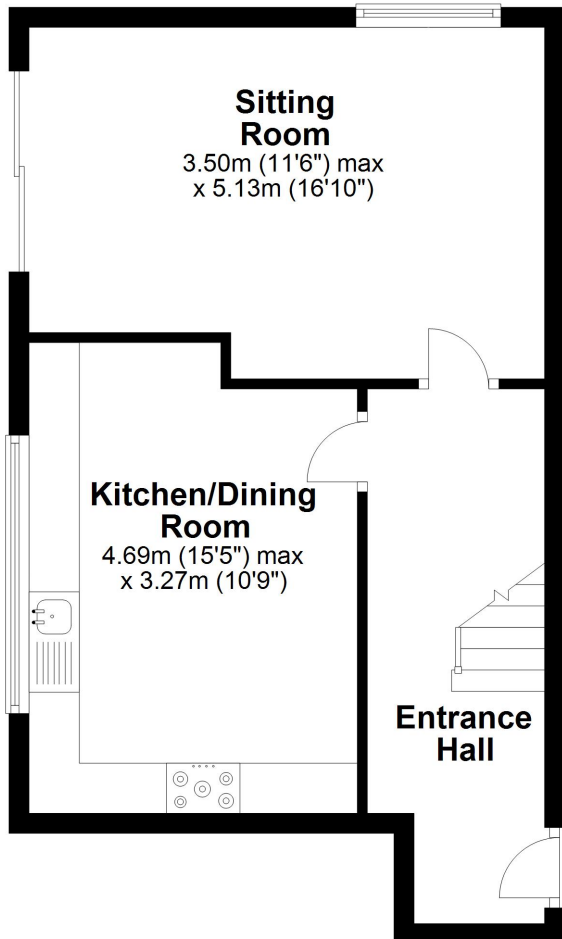






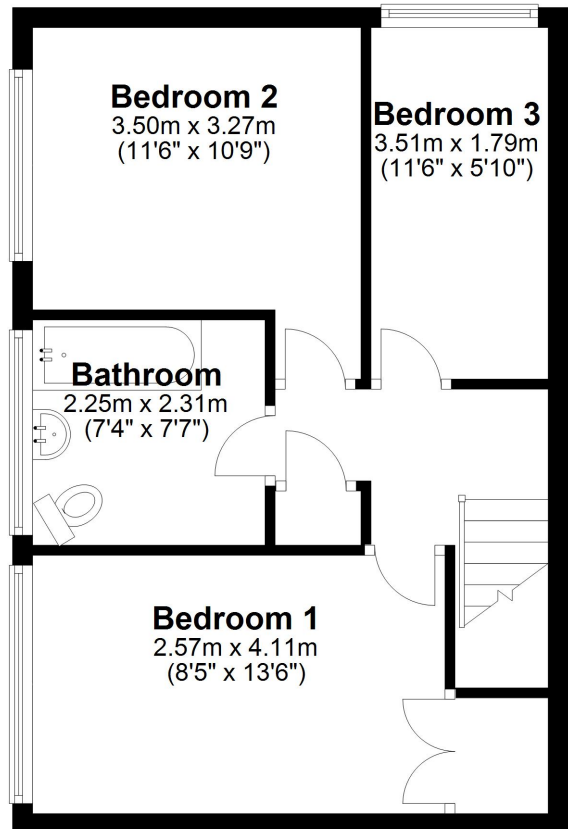
## Ground Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



## First Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 81.9 sq. metres (882.1 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(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	

'Straightforward Sales & Lettings'

Local Authority- Sefton Council

Council tax- Band A

Annual price-£ 1,415

Tenure - Leasehold  
Lease - 88 years Remaining

Conservation Area- No

Flood Risk- Very low

Floor Area-979.52 ft2 / 91 m2

Satellite / Fibre TV Availability  
BT - Great  
Sky - Great  
Virgin - Great

(Data source from sprift)

'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.