

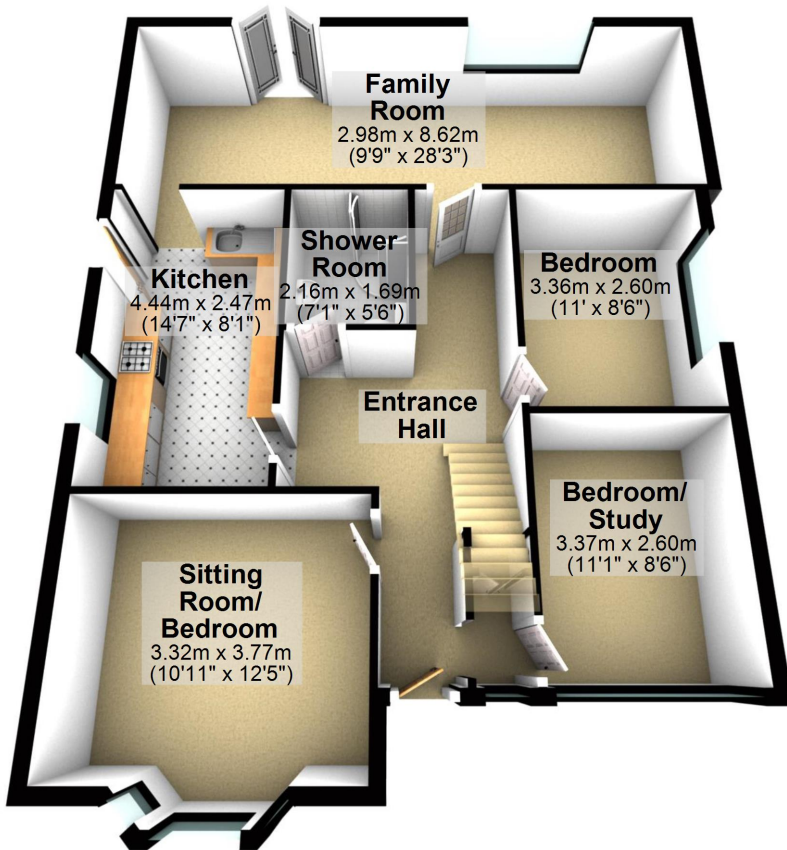


Selling the FACTS not the FLOWER

- Detached Property
- Two Reception Rooms
- Two Bathrooms
- Centrally Heated
- Double Glazed



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(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

Recently fitted modern bathroom, shower room and kitchen.

Recently fitted boiler, windows and front door

Security system with cameras and alarm fitted

Detached garage with driveway and large Garden in the front and rear.

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

For all room sizes/dimensions please see the floor Plans

Title number- 41091102

Tenure-Freehold

Local Authority- Sefton Council

Council tax- Band D

Annual price-£2,042.49

Conservation Area- No

Flood Risk- Very low

Floor Area-1,410.07 ft 2 / 131 m 2

Plot Size-0.09 Acres

Mobile Coverage
Vodafone-Great
O2-Great

Broadband

97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
E-mail: info@logicstates.co.uk





Basic - 7 Mbps
Superfast - 79 Mbps
Ultrafast- 1000 Mbps

Satellite / Fibre TV Availability
BT - Great
Sky - Great

(Data source from sprift)

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