

Click video for Key factsSelling the FACTS not the FLOWER - Three bedroom semi detached house - Two reception rooms - Rear Garden - Centrally heated







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Ground Floor First Floor Approx. 59.9 sq. metres (644.9 sq. feet) Approx. 60.2 sq. metres (648.1 sq. feet) Utility Kitchen 3.17m x 3.19m (10'5" x 10'5") **Bathroom Bedroom 3** 2.53m x 3.23m (8'4" x 10'7") 3.21m x 3.22m (10'6" x 10'7") Sitting **Bedroom 1** 4.49m (14'9") max x 3.48m (11'5") **Dining** Room **Bedroom 2** 4.52m x 3.48m (14'10" x 11'5") 3.88m x 4.78m (12'9" x 15'8") Room 3.88m (12'9") max x 3.65m (12')

Total area: approx. 120.1 sq. metres (1293.0 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68)	55	
(39-54)	33	
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

SELLING THE FACTS NOT THE FLOWER

For all room sizes and dimensions, please see the floorplans

Title Number - MS341643

Tenure - Freehold

Local Authority - Sefton Council

Council Tax - Band C Annual Price: £1,815.55

Conservation Area - No

Flood Risk - Very Low

Floor Area - 1293 sq ft

Plot size - 0.03 acres

Mobile coverage Vodafone - Great O2 - Great

Broadband Basic 17 Mbps Superfast 75 Mbps Ultrafast 1000 Mbps

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

(Data sourced from Sprift)

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