



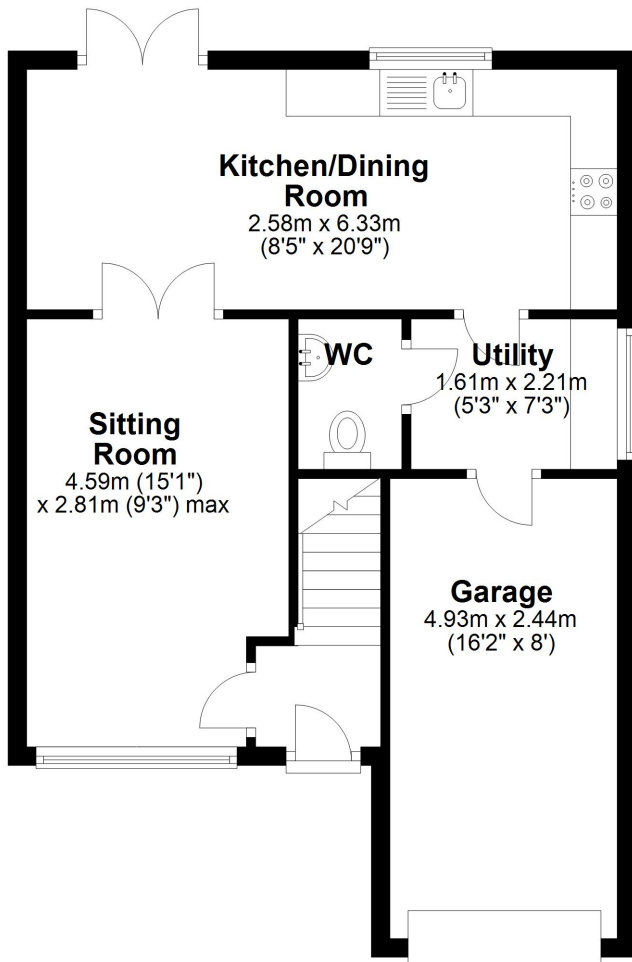
- Three Bedroom Detached House
- Open Plan Kitchen & Dining Room
  - Two Bathrooms
  - Downstairs WC
  - Gas Central Heating
  - Double Glazed Windows





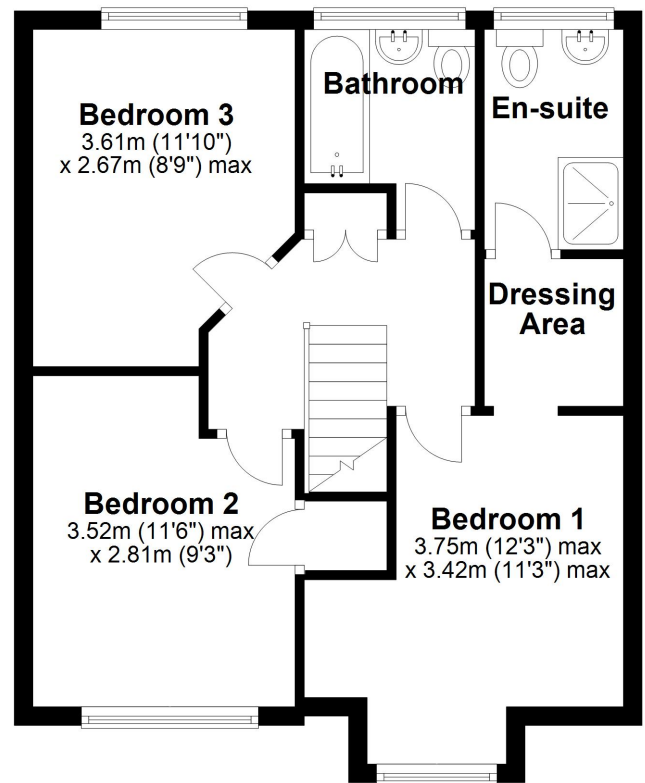
## Ground Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



## First Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



Total area: approx. 98.0 sq. metres (1055.1 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>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

For all room sizes/dimensions please see the floor Plans

Title number- MS650454

Tenure-Freehold

Local Authority- Sefton Council

Council tax- Band C

Annual price-£1,815.55

Conservation Area- No

Flood Risk- Very low

Floor Area-1055.1 sq 2 / 98 m 2

Plot Size-0.07 Acres

Mobile Coverage

Vodafone-Great

Three-Good

O2-Great

Broadband

Basic- 15 Mbps

Superfast- 80 Mbps

Ultrafast- 330 Mbps

Satellite / Fibre TV Availability

BT - Great

Sky - Great

(Data source from sprift)

'Unusually good at what we do'

97 | SOUTH ROAD | WATERLOO | L22 0LR

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