

Selling the FACTS not the FLOWER

- Four Bed Terraced House
  - Double Fronted
- Feature Stained Glass Vestibule
  - Two Reception Rooms
    - Open Plan Kitchen







97 | SOUTH ROAD | WATERLOO | L22 OLR Tel: 0151 920 2404





## **Ground Floor** Approx. 69.5 sq. metres (748.1 sq. feet) **First Floor** Approx. 69.5 sq. metres (748.1 sq. feet) **Bedroom 3** Kitchen/Dining 3.28m x 3.18m (10'9" x 10'5") **Bathroom** Bedroom 4 3.28m x 1.71m (10'9" x 5'7") Room Utility 2.46m x 1.64m (8'1" x 5'4") 3.05m x 4.38m (10' x 14'5") **Bedroom 2 Parlour** Living 4.60m (15'1") max x 3.57m (11'9") 4.56m (15') max x 3.33m (10'11") Room **Bedroom 1** 4.86m (15'11") max x 3.57m (11'9") 4.68m x 4.90m (15'4" x 16'1")

Total area: approx. 139.0 sq. metres (1496.1 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.

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| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92-100) <b>A</b>                                 |         |           |
| (81-91) B   |         | 86        |
| (69-80)   | 76      |           |
| (55-68) D   | •       |           |
| (39-54)   |         |           |
| (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/dimensions please see the floor Plans

Title number- MS473508

Tenure-Freehold

Local Authority- Sefton Council

Council tax- Band C

Annual price-£1,815.55

Conservation Area- No

Flood Risk- Very low

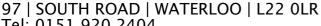
Floor Area-1,528.48 ft 2 / 142 m2

Plot Size- 0.04 Acres

Mobile Coverage Vodafone- Great Three- Good O2- Great

Broadband Basic- 17 Mbps Superfast- 80 Mbps Ultrafast- 1000 Mbps

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



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(Data source from sprift)

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