



- Part furnished / can be unfurnished
- Open Plan Lounge/Dining/Kitchen
  - Well Presented Throughout
  - Excellent Local Amenities
  - Excellent Transport Links
- Ready for immediate move in





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	62	
(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	

Local Authority- Sefton Council

Council tax- Band B

Annual price - £1,650.27

Mobile Coverage

Vodafone-Great

Three-Great

O2-Great

Broadband

Basic- 16 Mbps

Superfast- 59 Mbps

Ultrafast- 1000 Mbps

Satellite / Fibre TV Availability

BT - Great

Sky - Great

Virgin - Great

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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