



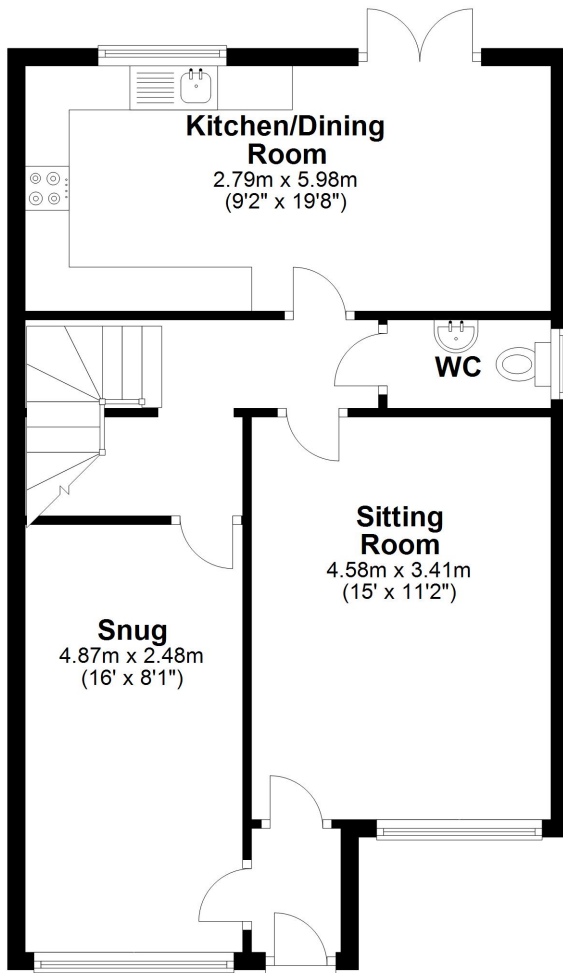
Selling the FACTS not the FLOWER
- Three Bedroom Detached House
- Two Reception Rooms
- Fitted Kitchen
- Downstairs WC
- Large Side & Rear Garden





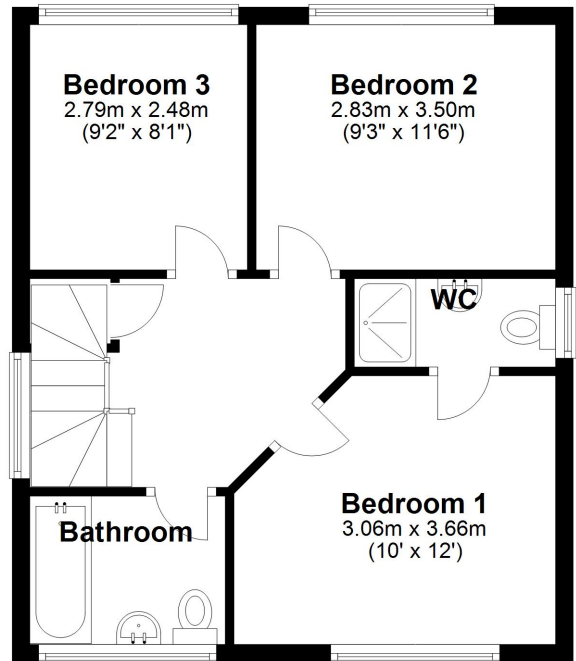
Ground Floor

Approx. 56.8 sq. metres (611.1 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 99.5 sq. metres (1071.4 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.



Selling the FACTS not the FLOWER

For all room sizes/dimensions please see the floor Plans

Title number- MS447877

Tenure-Freehold

Local Authority- Sefton Council

Council tax- Band C

Annual price-£1,886.02

Conservation Area- No

Flood Risk- Very low

Floor Area-1,054.86 ft 2 / 98 m 2

Plot Size-0.07 Acres

Mobile Coverage
Vodafone-Good
O2-Great

Broadband
Basic- 6 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'

Buy, sell or let with the agent of the decade- Zoopla customer excellence award 2020

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.