



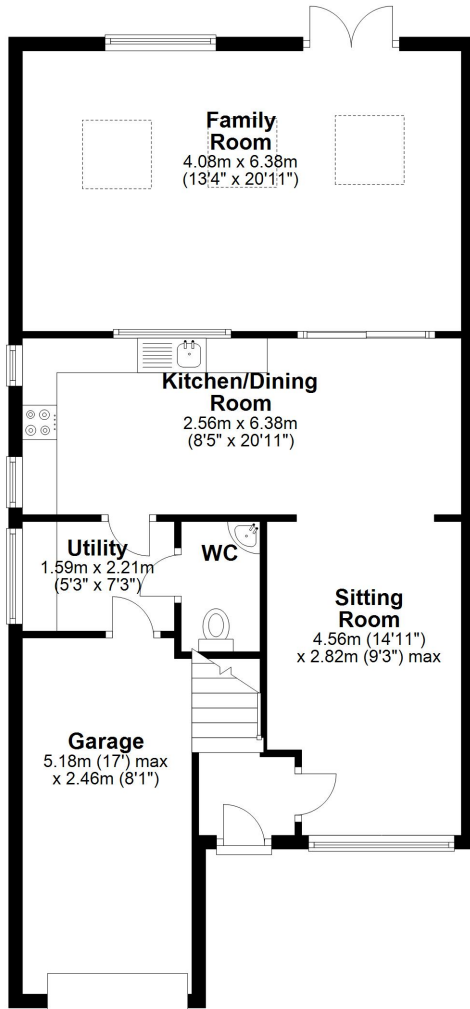
- * Three Bedroom Extended Detached House
- * Two Reception Rooms
- * Garage
- * Driveway
- * Front and Rear Garden
- * En-Suite Bathroom to Master Bedroom





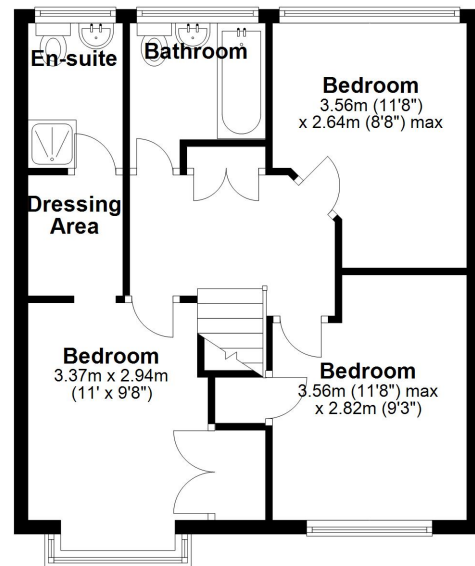
Ground Floor

Approx. 78.3 sq. metres (843.3 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.6 sq. feet)



Total area: approx. 123.9 sq. metres (1333.9 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.





'Straightforward Sales & Lettings'

Title Number - MS528433

Local Authority- Sefton Council

Council tax - Band D

Estimated Annual Council Tax Cost - £2,122

Tenure - Leasehold

Lease Terms - 999 Years From 1 January 2004

Lease Term Remaining - 980 years

Ground Rent - £85pa

Service Charge - TBC

Conservation Area - No

Flood Risk - Very Low

Floor Area - 1,216 ft²/ 113 m²

Satellite / Fibre TV Availability

BT
Sky
Virgin

(Data source from sprift)

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Selling the Facts not the Flower

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