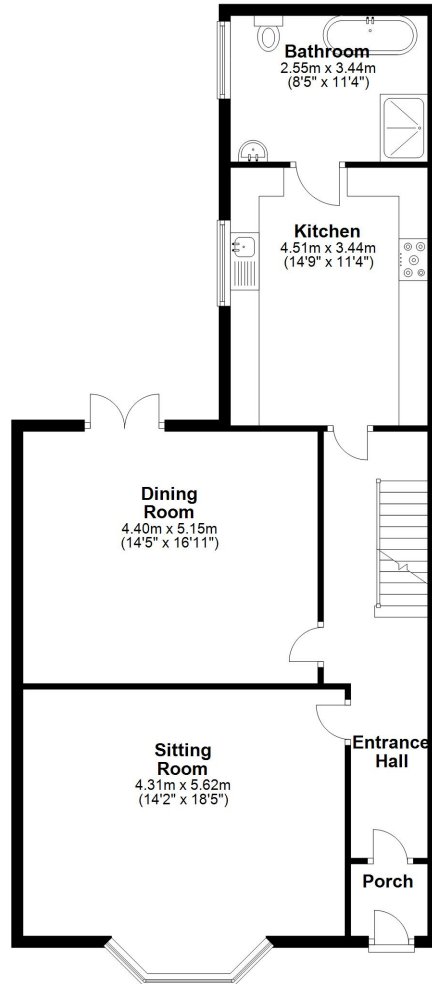




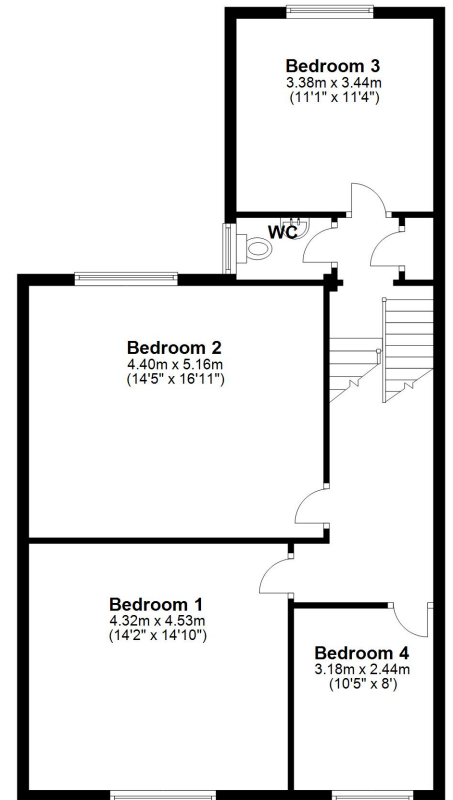
- *Four Bedroom Garden Fronted Terraced House
- *Two Reception Rooms
- *Original Bookcases & Fireplaces
- *Luxury Ground Floor Bathroom & Clawfoot Bath
- *Victorian High Finish WC
- *First Floor WC/Wash Basin



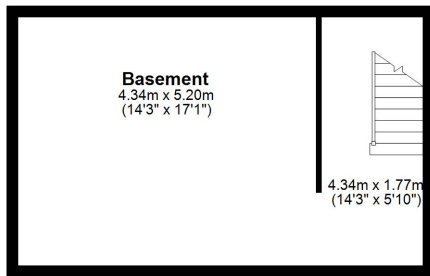
Ground Floor



First Floor




Basement



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement
Plan produced using PlanUp.

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) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

A substantial property in this sought after road with the advantage of a garage - accessed from the rear.

Straightforward Sales & Lettings'

Title Number - MS54230

Local Authority - Sefton

Council tax - Band B

Estimated Annual Council Tax Cost - £1650

Tenure - Freehold

Conservation Area - Christ Church, Sefton

Flood Risk

Rivers & Seas: Very low

Surface Water: High

Satellite / Fibre TV Availability - BT, Sky, Virgin

Broadband (estimated speeds)

Standard 18 mbps

Superfast 67 mbps

Ultrafast 1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift)

'Unusually good at what we do'

Sell with a multi - "National award winning Estate Agent!"

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: info@logicstates.co.uk





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.