



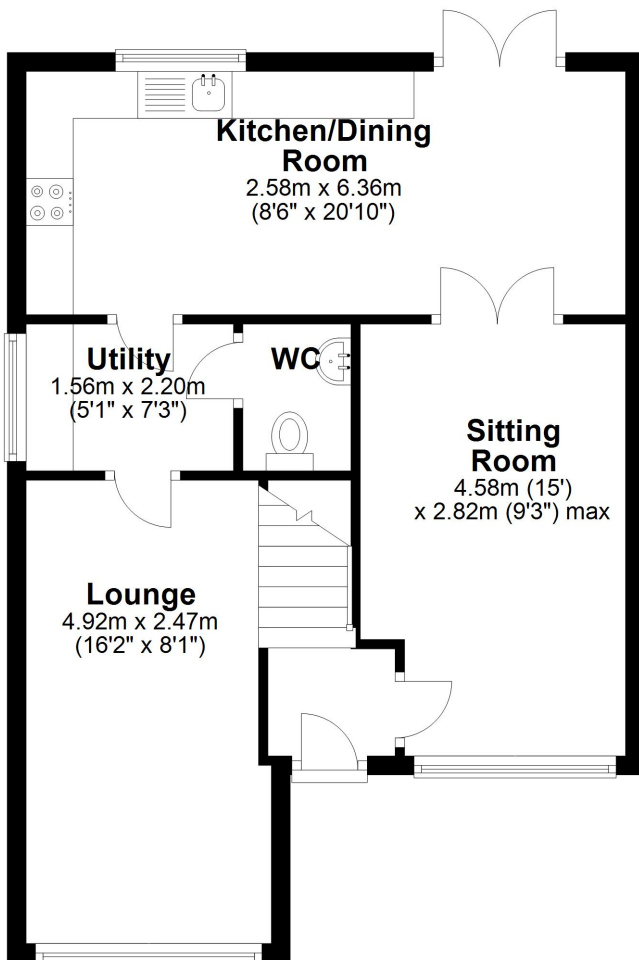
- * Stunning Detached Family Home
- * Sunny Corner Plot Garden
- * Potential To Extend
- * Three Bedrooms Including Master Suite
- * Two Reception Rooms
- * Kitchen/diner & Utility Room





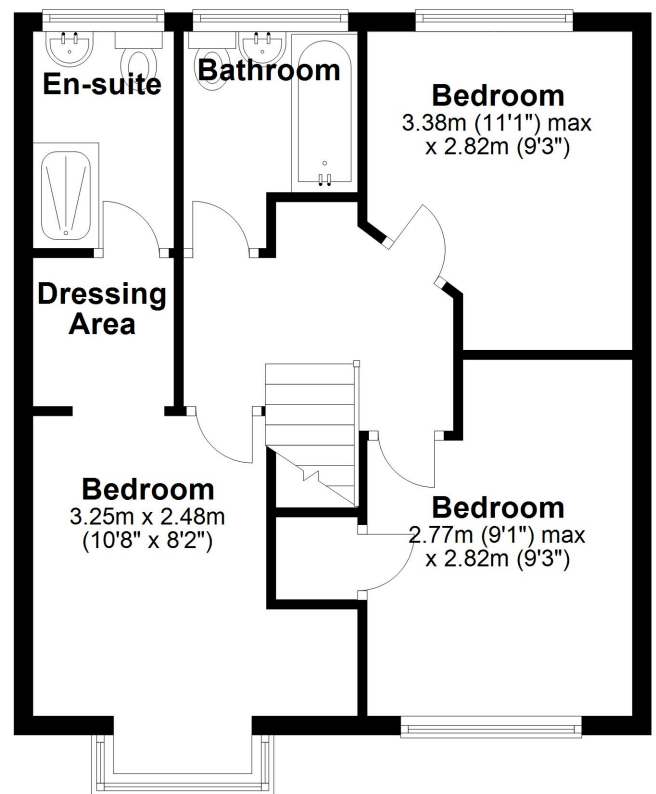
Ground Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



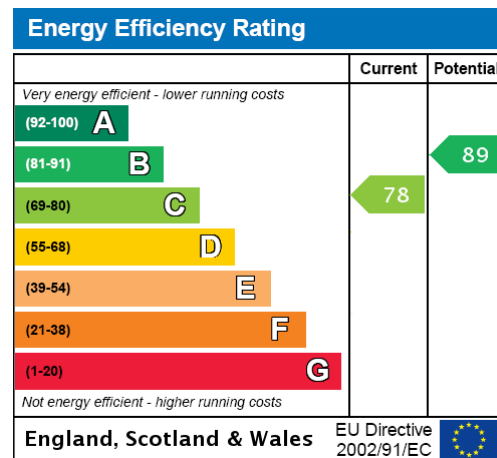
First Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



Total area: approx. 98.4 sq. metres (1059.6 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 - MS605046

Local Authority - Sefton

Council tax - Band D

Estimated Annual Council Tax Cost - £

Tenure - Leasehold

Lease Terms - 150 Years From 1 August 2011

Lease Term Remaining -138 years

Ground Rent - £340

Annual charge of £76 for estate maintenance

Conservation Area - No

Flood Risk

Rivers & Seas: Very low

Surface Water: High

Satellite / Fibre TV Availability - BT, Sky

Broadband (estimated speeds)

Standard 13 mbps

Superfast 60 mbps

Ultrafast 1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift)

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