

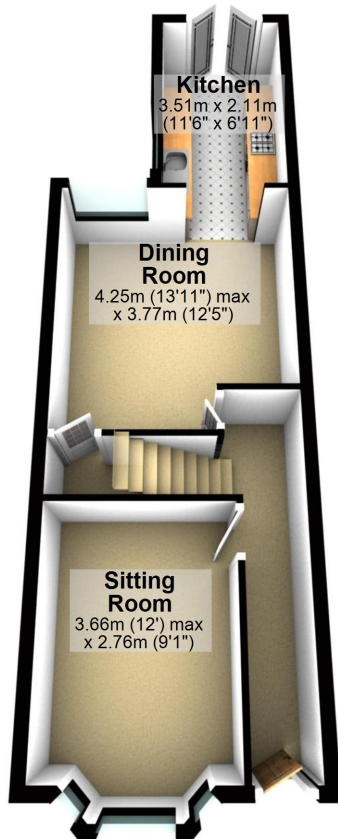


- *Well-Presented Three Bedroom End Of Terrace
- *Recently Redecorated Throughout
- *Fully Decked Rear Yard
- *Off Road Parking
- *Quiet Cul-De-Sac Location
- *Plenty Of Shops, Transport Links and Schools Nearby



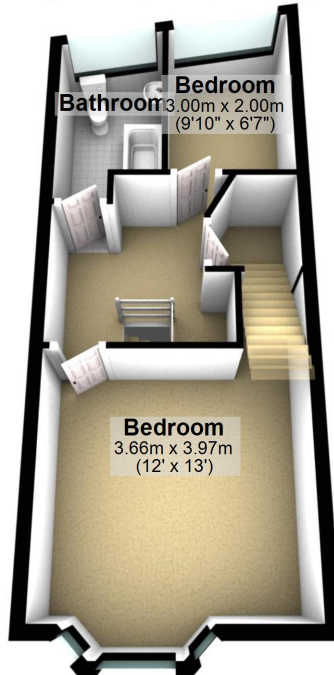
Ground Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Second Floor

Approx. 13.2 sq. metres (142.1 sq. feet)



Total area: approx. 90.2 sq. metres (970.4 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

'Straightforward Sales & Lettings'

Title Number - MS205675

Local Authority - Sefton Council

Council tax - Band A

Estimated Annual Council Tax Cost - £1,415

Tenure - Freehold

Conservation Area - No

Flood Risk -
Rivers & Seas:
Surface Water:

Satellite / Fibre TV Availability -

Broadband (estimated speeds)
Standard - 13 mbps
Superfast - 57 mbps
Ultrafast - 1000 mbps

Mobile Coverage - BT, Sky

(Data source from Sprift)

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