

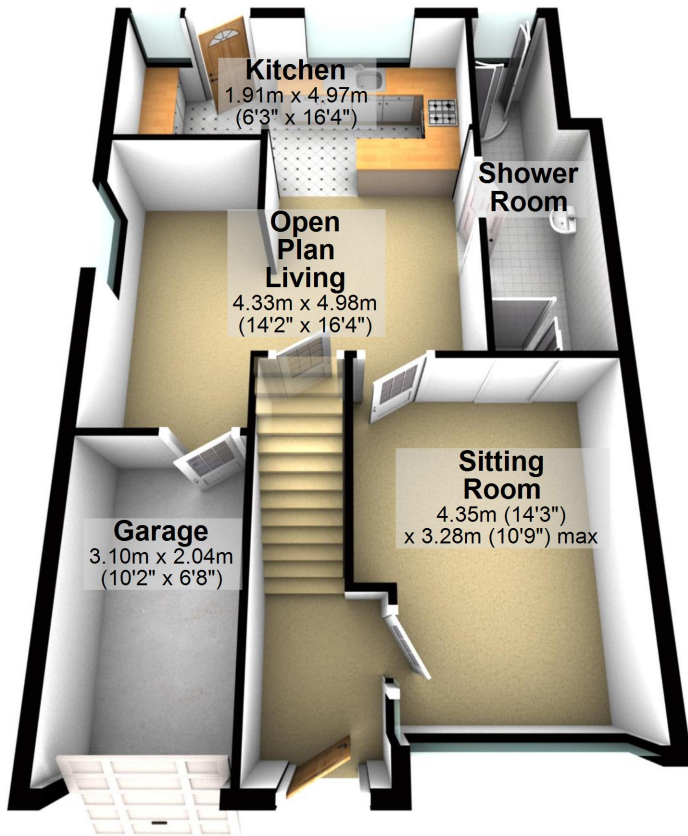


- \*Beautifully Presented Family Home
- \*Finished To A High Specification Throughout
- \*Three Bedrooms & Two Bathrooms
- \*Open-Plan Living Area
- \*Integral Garage & Driveway
- \*Spacious Landscaped Rear Garden

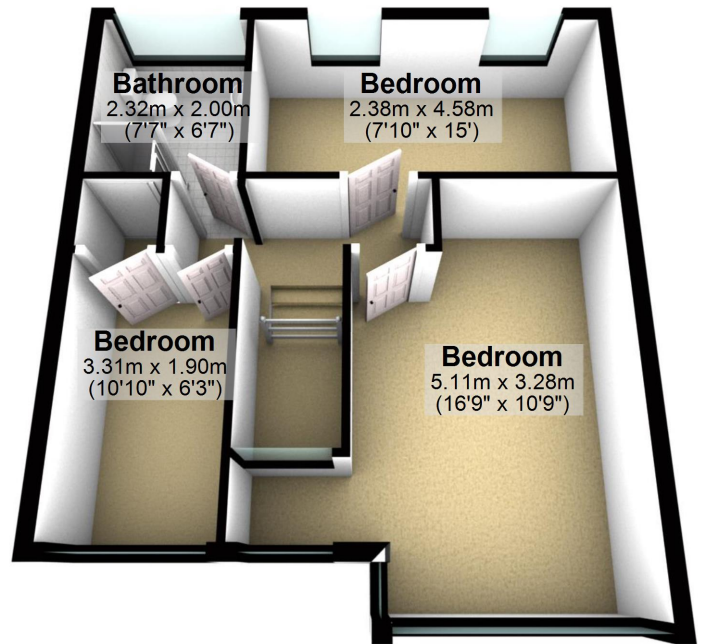




## Ground Floor



## First Floor



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.



'Straightforward Sales & Lettings'

Title Number - MS499251

Local Authority - Knowsley

Council tax - Band B

Estimated Annual Council Tax Cost - £1,592

Tenure - Freehold

Conservation Area - No

Flood Risk  
Rivers & Seas:  
Surface Water:

Satellite / Fibre TV Availability - BT, Sky

Broadband (estimated speeds)  
Standard 5 mbps  
Superfast 33 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!"

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