

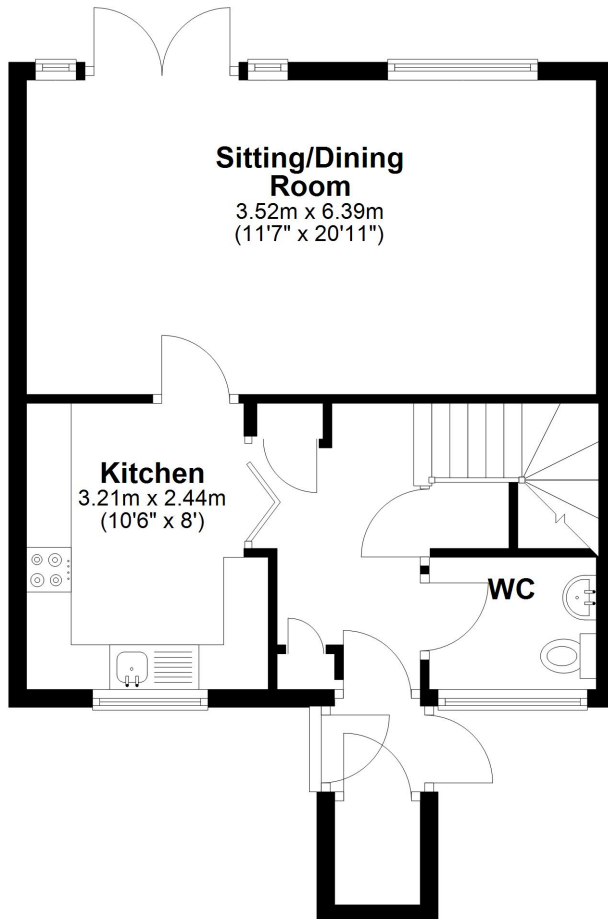


- \* Three Bedroom End Terrace
- \* Ideal First Time Home
- \* Open Plan Lounge/Dining
  - \* No Chain
- \* Rear Garden

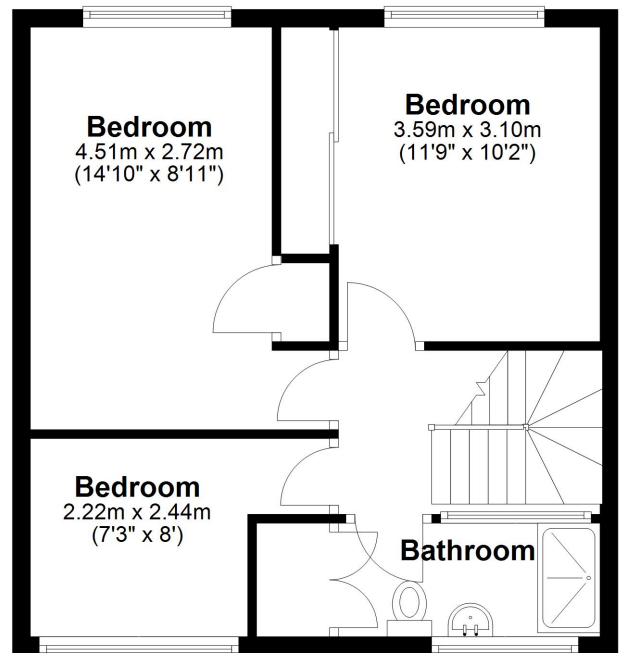




## Ground Floor



## 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

'Straightforward Sales & Lettings'

Title Number - MS106765

Local Authority - Sefton

Council tax - Band A

Estimated Annual Council Tax Cost - £1,415

Year Of Build - 1967-1975

Tenure - Freehold

Flood Risk -  
Rivers & Seas: Very Low  
Surface Water: Very Low

Satellite / Fibre TV Availability -  
Sky  
BT  
Virgin Media

(Data source from Sprift)

'Unusually good at what we do'

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