



- \*Three Bedroom Semi-Detached House
- \*Requires Updating & Modernisation
- \*Double Glazing
- \*Attached Garage
- \*Gardens

\*Offers Potential to Update/Extend Subject to Necessary Permissions







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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 - MS554196

Local Authority - Sefton

Council tax - Band C

Estimated Annual Council Tax Cost - £1,886

Tenure - Freehold

Flood Risk

Rivers & Seas: Very low

Surface Water: High

Satellite / Fibre TV Availability - BT, Sky, Virgin

Broadband (estimated speeds)

Standard 12 mbps

Superfast 41 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!"

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.