



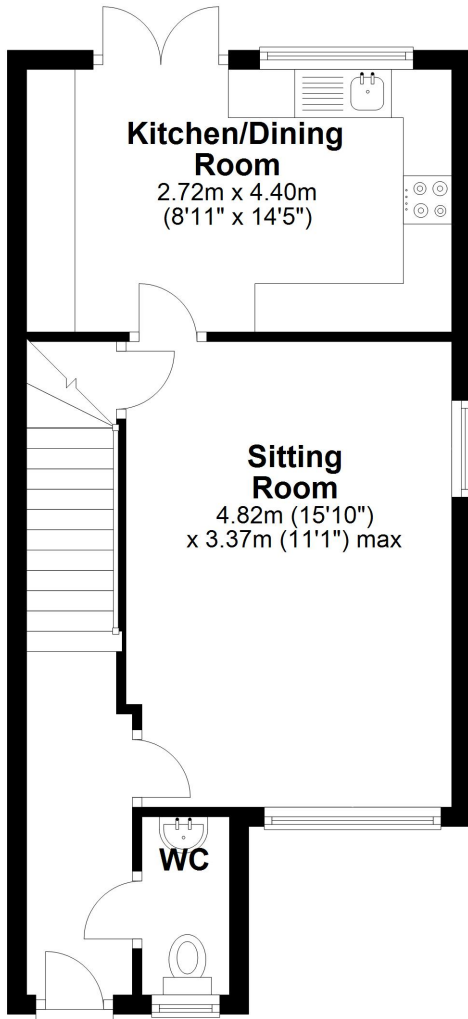
**'Straightforward Sales & Lettings'**

- Well presented throughout
- Detached gym
- Off road parking
- Large garden with decked area
- Excellent transport links

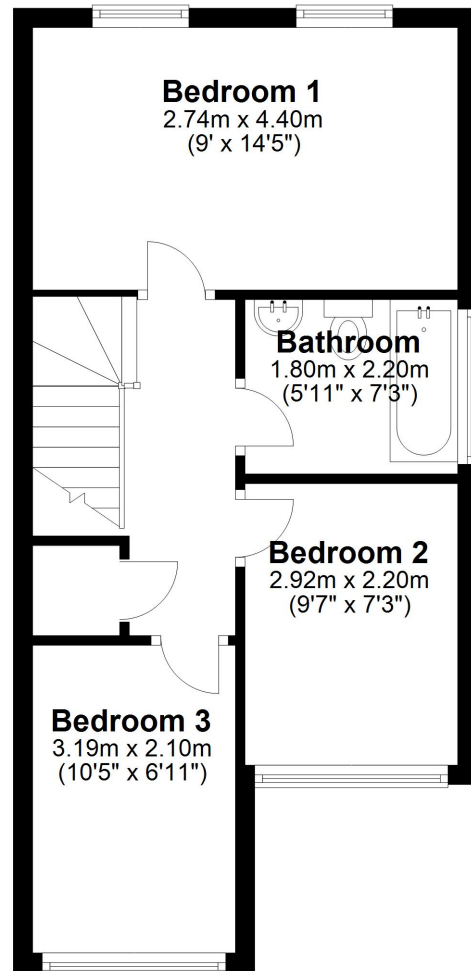




### Ground Floor



### First Floor



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>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 - MS674932

Local Authority - Knowsley

Council tax - Band B

Estimated Annual Cost- £1,592.46

Tenure - Freehold

Conservation Area - No

Flood Risk - Very Low

Floor Area - 839.59 ft<sup>2</sup> / 78 m<sup>2</sup>

Satellite / Fibre TV Availability

BT - Great

Sky - Great

(Data source from sprift)

'Unusually good at what we do'

Sell with a multi - "National award winning Estate Agent !"

Selling the Facts not the Flower

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