



- * Five bedroom character semi-detached house
- * Integral garage
- * Fully refurbished
- * Feature panelled walls
- * Luxury kitchen, breakfast room, feature island
- * New bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Accommodation comprises as the floor plans - and is on three floors.
There are 4 bedrooms on the first floor and the 5th bedroom on the second floor.

Title Number - MS709714
Local Authority - Sefton

Council tax - Band C

Estimated Annual Council Tax Cost - £2,079
Tenure - Freehold

Conservation Area - No

Flood Risk
Rivers & Seas: No Risk
Surface Water: High

Satellite / Fibre TV Availability - BT, Sky, Virgin

(Data source from Sprift)

'Unusually good at what we do'
Sell with a "Multi National award winning Estate Agent!"
'Straightforward Sales & Lettings

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.