

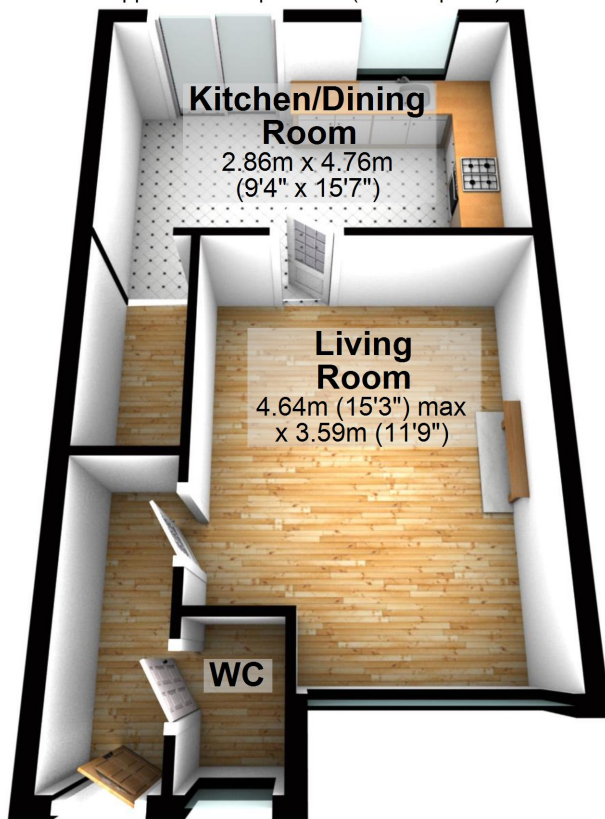


- *Three Bedroom Ensuite Semi-Detached House
- *Sought After Cul de sac
- *Not Overlooked From the Rear
- *'Hive app' Controlled Central Heating
- *Adjacent to - Waterfield Way Green
- *Driveway And Gardens



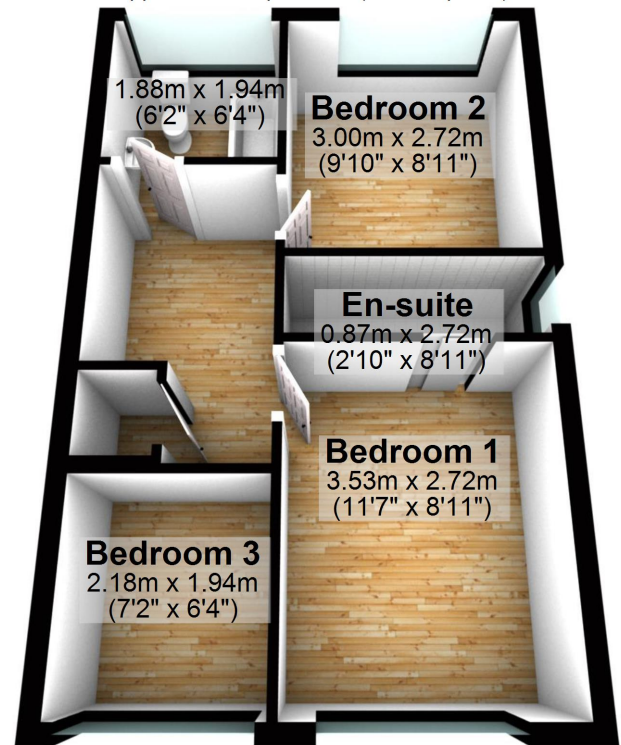
Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



Total area: approx. 74.1 sq. metres (797.7 sq. feet)

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) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

A modern, beautifully decorated "turn key" home with the added benefit of having a fabulous and secluded plot on the cul- de- sac within a modern residential development off Field Lane in the popular residential suburb of Litherland, within easy reach of a range of local amenities, good schools and transport links.

Externally is a driveway for multiple vehicles and a south facing rear garden that isn't directly overlooked.

'Straightforward Sales & Lettings'

Title Number - MS464451

Local Authority - Sefton Council

Council tax - Band C

Estimated Annual Council Tax Cost - £2,079

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: Very Low

Satellite / Fibre TV Availability - BT, Sky

Broadband -

Standard - 5 mbps

Superfast - 67 mbps

Ultrafast - 1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift).

To view call Logic .

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