

Westbourne Avenue  
Thornton, L23

Leasehold  
£210,000



- \* Three Bedroom Semi-Detached House
- \* Corner Garden & Cul-De-Sac Position
  - \* Two Reception Rooms
- \* Detached Garage & Drive To Rear
  - \* Fitted Extended Kitchen
- \* Stripped Wooden Floors to Stairs, Landing & Bedroom



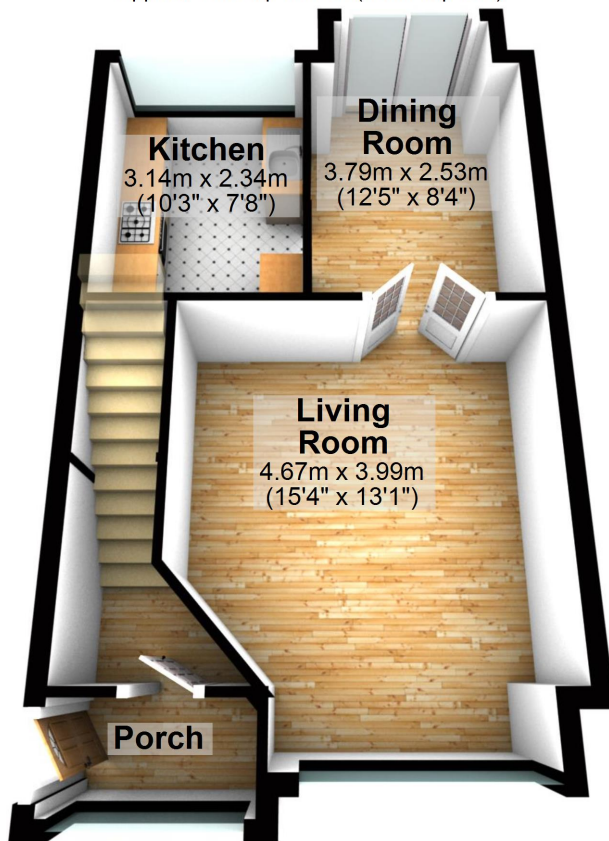
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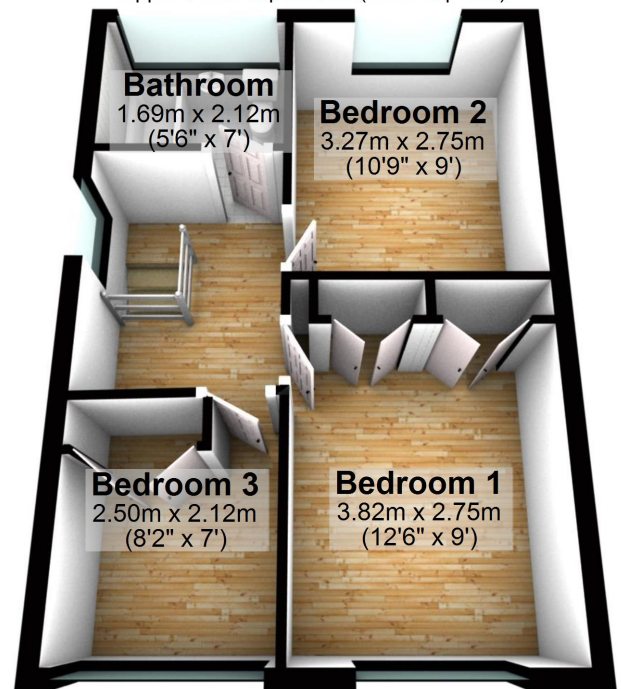
## Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



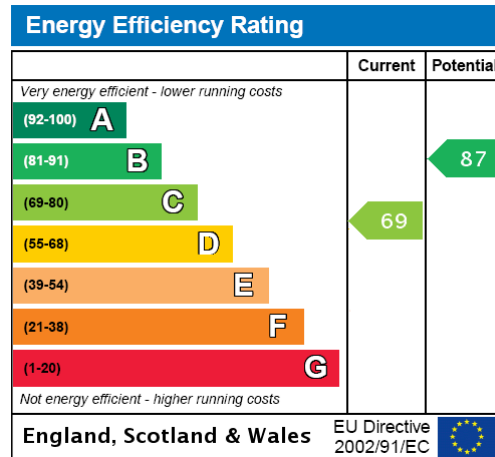
## First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 76.7 sq. metres (826.1 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.



Local Authority Sefton Council  
Conservation Area No  
Council Tax Band C

Council Tax Estimate £2,079

Year Built 1967-1975  
Rivers & Seas No Risk  
Surface Water Very Low

Land Registry  
Title Number MS55728  
Last Sold Date 11/07/2022  
Tenure Leasehold  
Restrictive Covenants Yes

Lease Start Date 11/07/1968  
Lease End Date 12/07/2967  
Lease Term 999 Years From 12 July 1968  
Lease Term Remaining 943 years

Coverage  
Mobile (based on calls indoors)  
O2  
EE  
Three

Vodafone  
Broadband (estimated speeds)  
Standard 7 mbps  
Superfast 41 mbps  
Ultrafast 1000 mbps  
Satellite & Cable TV Availability

BT  
Sky  
Virgin

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(Data source from Sprift)

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