



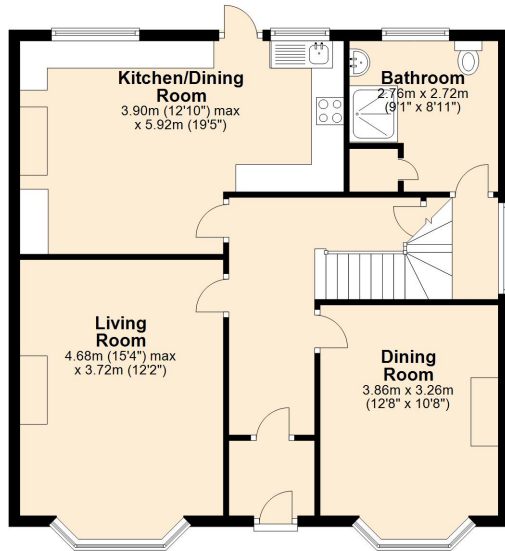
- *Five Bedroom
- *Substantial double fronted semi-detached house
- *Two Bathrooms
- *Two / Three Reception Rooms
- *Oak Floorboards to Lounge
- *Several levels and half Landing





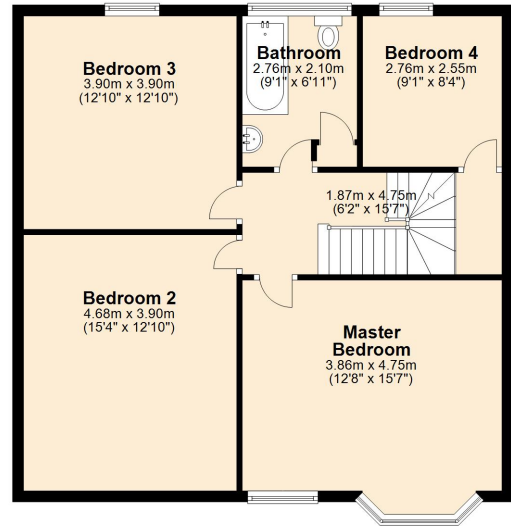
Ground Floor

Approx. 76.6 sq. metres (824.1 sq. feet)



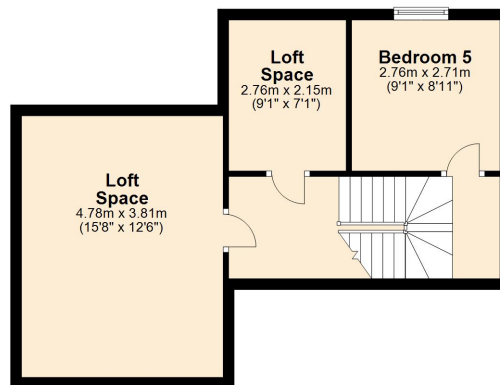
First Floor

Approx. 76.3 sq. metres (820.8 sq. feet)



Second Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 194.8 sq. metres (2096.8 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		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- *Five Bedroom
- *Substantial double fronted semi-detached house
- *'Ash Villa'
- *Two Bathrooms
- *Two/Three Reception Rooms
- *Character Tall Ceilings and Wooden Floors
- *Log Burner
- *Rusted Oak Floorboards to Lounge
- *Cloak Area in Entrance hall
- *Several levels and half Landing
- *Fitted Kitchen / Dining and Breakfast Room
- *Four Double Bedrooms
- *Central Heating
- *Double Glazed Windows

Title Number - MS133441

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)

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'Straightforward Sales & Lettings

- *Five bedroom
- *Substantial double fronted semi-detached house
- *'Ash Villa'
- *Two Bathrooms
- *Two/Three reception rooms
- *Character tall ceilings
- *Wooden floors
- *Log burner
- *Rusted oak floorboards to lounge
- *cloak area in entrance hall
- *Several levels and half landing
- *Fitted kitchen
- *Dinner/ Breakfast room
- *Four double bedrooms
- *central heating
- *double glazed

Accommodation comprises:

Ground floor:

vestibule, entrance hall, cloak area, ground floor shower room, lounge with oak floor, log burner, sitting room, kitchen/ dining/ breakfast room

First floor:

1/2 landing, bedroom 5,
1/2 landing bathroom, bedroom 3, bedroom 1 two windows,
bedroom 2,
bedroom 4.

Loft room, storage room (potential for loft room/ office/ bedroom with en suite)

Front garden area, rear courtyard, garden with paved patio and artificial turf

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