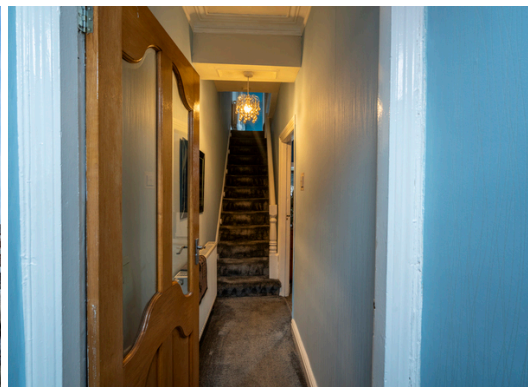


Lydiat Road, Bootle  
Liverpool, L20

Freehold  
£125,000



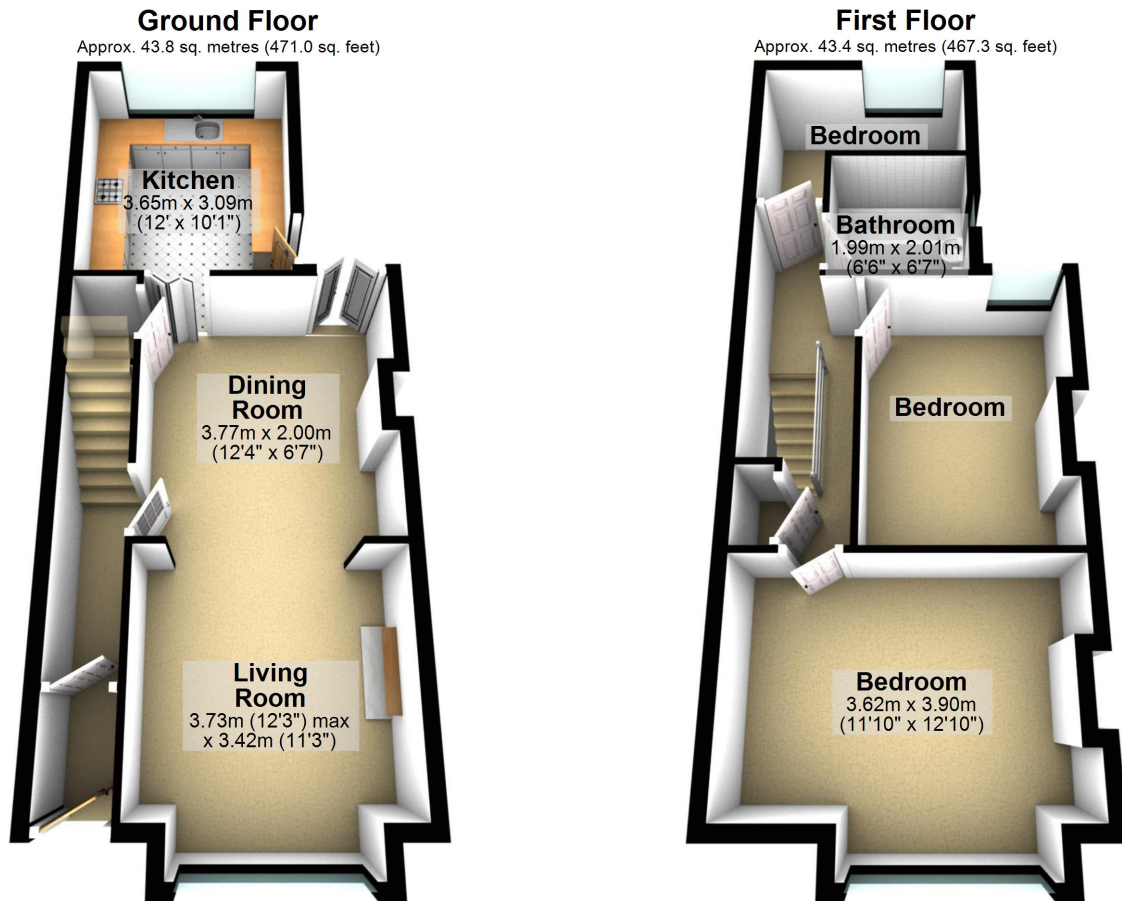
- \*Three Bedroom Mid Terrace
- \*Sought After Road
- \*Freehold
- \*Open Plan Lounge/Dining Room
- \*Integrated Appliances
- \*Two Double Bedrooms & Single Bedroom



97 | SOUTH ROAD | WATERLOO | L22 0LR  
Tel: 0151 920 2404  
E-mail: [info@logicstates.co.uk](mailto:info@logicstates.co.uk)







Total area: approx. 87.2 sq. metres (938.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	72
(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 - MS638037

Local Authority - Sefton

Council tax - Band A

Estimated Annual Cost- £1,559

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas - No Risk

Surface Water - High

Satellite / Fibre TV Availability

BT - Great

Sky - Great

Virgin - 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

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.