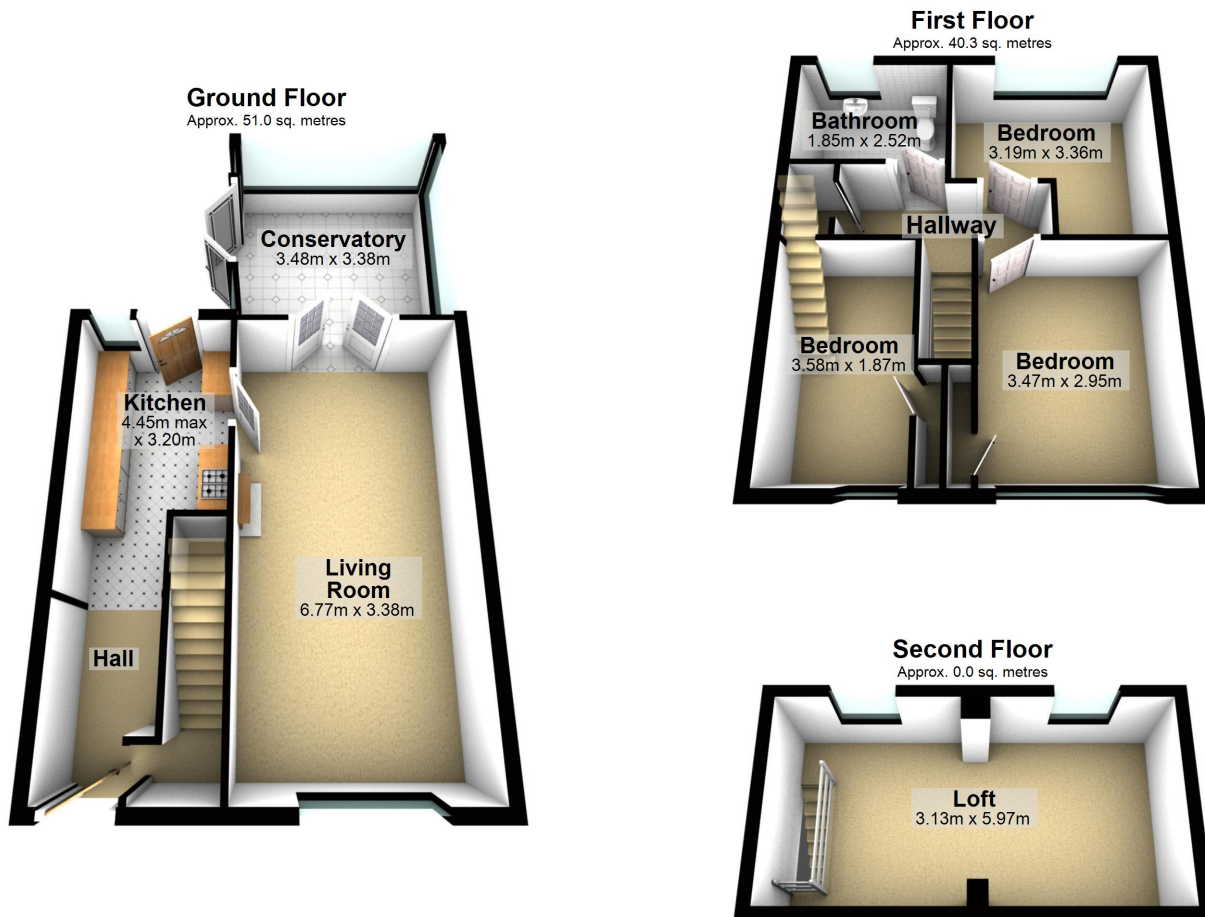




- *Three Bedroom Town House
- *Additional Loft Room
- *Conservatory
- *Cul-de-sac Position
- *Not overlooked to the front
- *Close to the Canal





Total area: approx. 91.2 sq. metres

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Accommodation Comprises - Galley Kitchen - Lounge - Conservatory, Three first floor bedrooms, Bathroom, Additional Loft Room with Velux windows, Front and rear gardens.

'Straightforward Sales & Lettings'

Title Number - MS324139

Local Authority - Sefton

Council tax - Band A

Estimated Annual Council Tax Cost - £1,559

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: High

Satellite / Fibre TV Availability - BT, Sky

Broadband (estimated speeds)

Standard 4 mbps

Superfast 75 mbps

Ultrafast 1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift)

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