



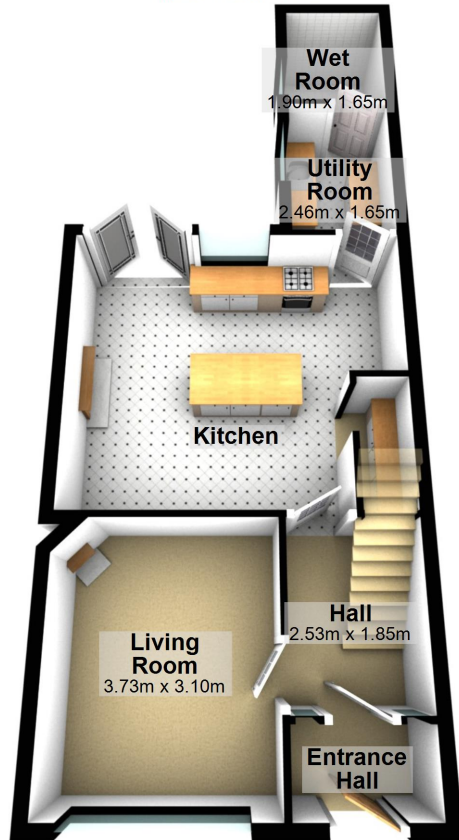
- *Feature New Kitchen / Dining room
- *Utility Room
- *Two bathrooms
- *New Ground Floor Wet room
- *French Doors to Courtyard
- *Front Garden





Ground Floor

Approx. 48.8 sq. metres



First Floor

Approx. 39.1 sq. metres



Total area: approx. 87.8 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.

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		86
(69-80) C	74	
(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	

The accommodation has been recently renovated and refurbished to provide 1/2 reception rooms. Extra storage space has been provided by retaining the original alcove storage cupboards. Additional space is provided in the separate utility room, which leads to a New Ground Floor Wet room (in progress). Three bedrooms and a bathroom are situated on the first floor.

Useful Access to the rear of the property is via Back Mersey view.

'Straightforward Sales & Lettings'

Title Number - MS427076

Local Authority - Sefton

Council tax - Band B

Estimated Annual Cost- £1,819

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)

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