



- \*Four bedroom extended Semi - Detached House
- \*Three Reception Rooms
- \*Conservatory
- \*Feature sitting room
- \*Two Bathrooms
- \*Wet room & luxury Bathroom







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>		67
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- \*Four bedroom extended Semi - Detached House
- \*Three Reception Rooms
- \*Conservatory
- \*Feature sitting room
- \*Two Bathrooms
- \*Wet room & luxury Bathroom
- \*Dormer Extension - Master Bedroom
- \*Fitted Kitchen - Granite worktops
- \*Rear Garden

The accommodation Comprises - Entrance hall, Front lounge, Separate sitting room that has been extended, which has a log burner & feature wooden floor & bespoke bookcases & storage cupboard. The kitchen benefits from granite worktops and integrated appliances. The conservatory extends to the majority of the properties existing width and has a self cleaning roof which provides protection from sunlight. The property benefits from a ground floor WC and the dormer extension to provide the master bedroom with patio doors & Juliet balcony as well as a separate bathroom with a freestanding bay walk in shower / wet room. The first floor has a walk in wet room with a ground floor WC, It provides flexibility for the family. This family home is also in an elevated position with the benefit of parking to the drive.

'Straightforward Sales & Lettings'

Title Number - MS174394

Local Authority - Sefton

Council tax - Band C

Estimated Annual Council Tax Cost - £1,886

Tenure - Freehold

Flood Risk

Rivers & Seas: No Risk

Surface Water: High

Satellite / Fibre TV Availability - BT, Sky, Virgin

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Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift)

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