



- \*Substantial Four bedroom Victorian Terraced House
- \*Immaculately presented accommodation
- \*Sought after corner position
- \*Drive and detached brick garage
- \*Character features and internal decor
- \*Rear garden and elevated Decking





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>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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- \*Immaculately presented accommodation
- \*Sought after corner position
- \* Drive and detached brick garage
- \*Character features and internal decor
- \*Rear garden and elevated Decking
- \*Feature 2/3 Reception Room
- \*Family Kitchen/ Dining/ Breakfast Room with patio doors and internal appliances
- \*Pantry
- \*Master Bedroom with luxury en-suite shower room
- \*Master tiled Bathroom
- \*Dordogne Oak Style doors
- \*Freehold

Title Number - MS92832

Local Authority - Sefton

Council tax - Band B

Estimated Annual Council Tax Cost - £1,819

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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Tel: 0151 920 2404

E-mail: [info@logicstates.co.uk](mailto:info@logicstates.co.uk)





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