



- \*Three Bedroom Semi Detached House
- \*Corner Plot
- \*Requires Updating
- \*Two Reception Rooms
- \*Kitchen / Breakfast / Utility room
- \*Bathroom & separate WC

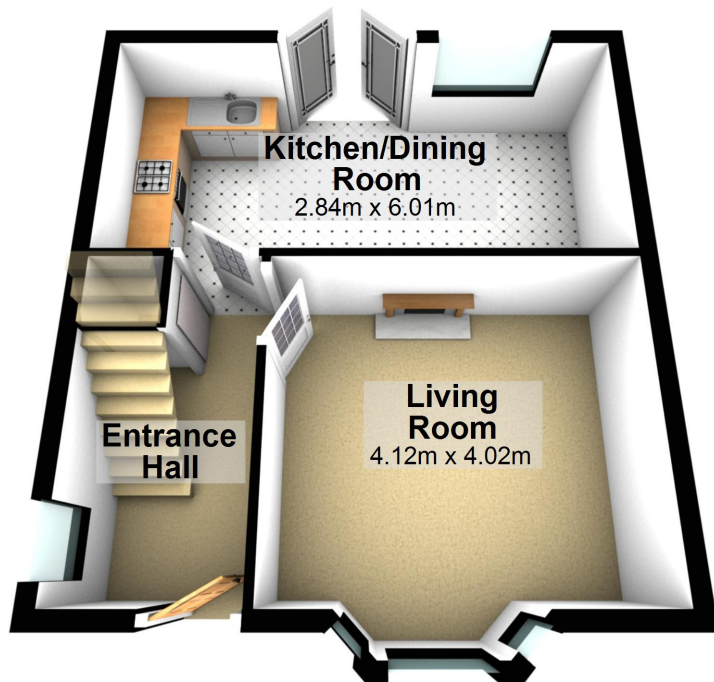






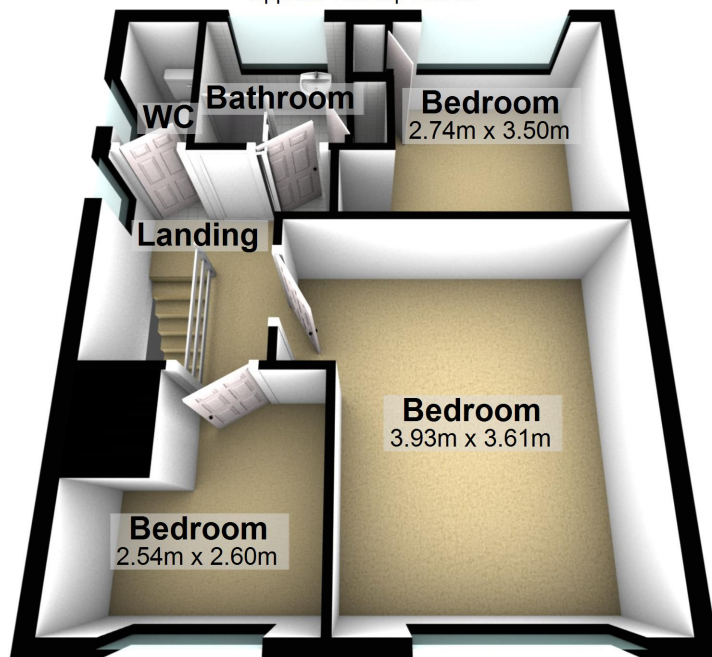
### Ground Floor

Approx. 39.6 sq. metres



### First Floor

Approx. 43.8 sq. metres



Total area: approx. 83.3 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) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(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	

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- \*Freehold
- \*Potential to improve
- \*Parking off road
- \*No Chain

Title Number - MS154652

Local Authority - Sefton

Council tax - Band B

Estimated Annual Council Tax Cost - £1,914

Tenure - Freehold

Conservation Area - No

Flood Risk  
Rivers & Seas: Very Low  
Surface Water: Very Low

Satellite / Fibre TV Availability - BT, Sky

(Data source from Sprift)

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