

Crosby Road South,
Waterloo, L22

Leasehold
£160,000

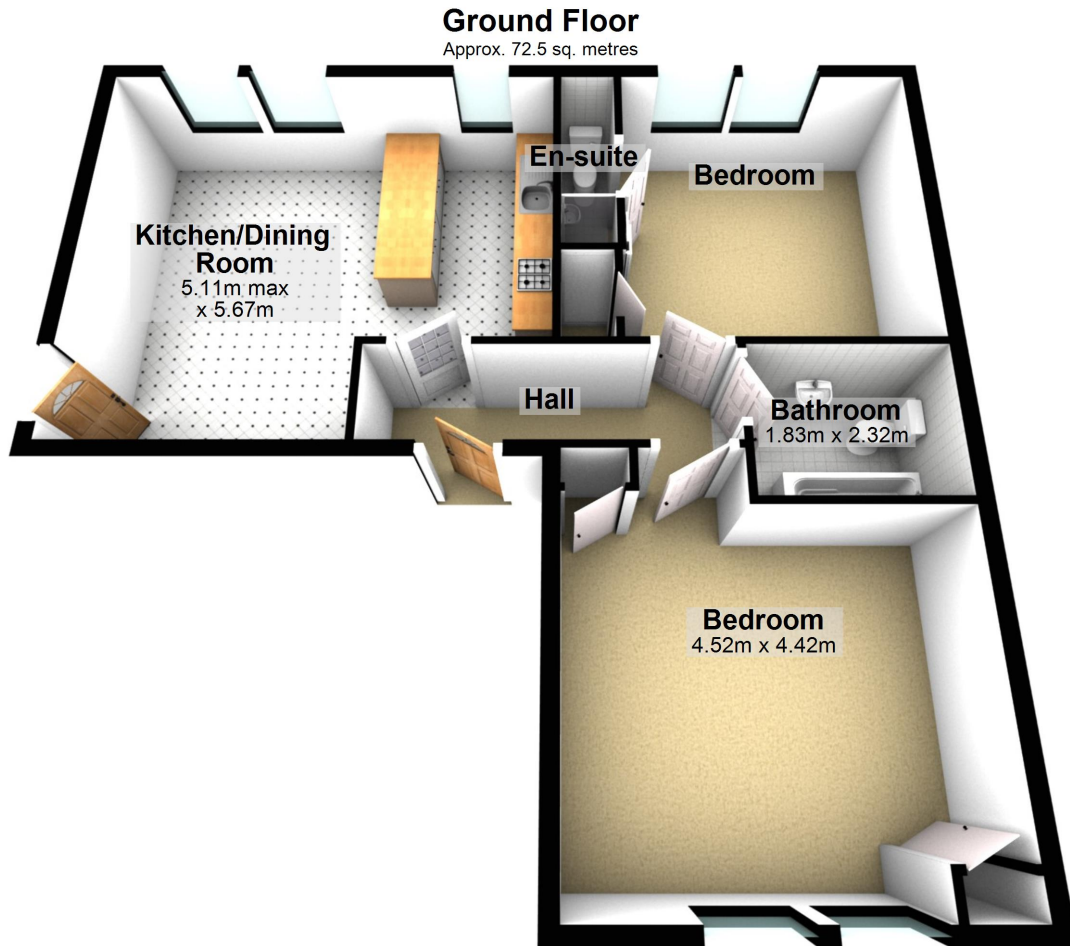


- *Two Bedroom First Floor Flat
- *Sought After Character Building
- *Parking
- *Two Double Bedrooms
- *Open Plan Lounge / Kitchen
- *Communal Area Courtyard / Parking



97 | SOUTH ROAD | WATERLOO | L22 0LR
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Total area: approx. 72.5 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 | | |
| (69-80) C | 72 | 79 |
| (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 | |

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- *Long leasehold Residue - 999 Years

This First Floor 2 Bedroom, 2 Bathroom Flat has potential for flexibility with its accommodation. The proportions of the Double Bedrooms & Lounge could provide options to adjust the living Accommodation to your own style.

Title Number - TBC

Local Authority - Sefton

Tenure - Leasehold

Conservation Area - Christ Church

Flood Risk

Rivers & Seas: Very Low

Surface Water: Very Low

Satellite / Fibre TV Availability - BT, Sky

(Data source from Sprift)

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