



**Selling the FACTS not the FLOWER**

- Four Bed Semi-Detached House
- Two Reception Rooms
  - Conservatory
  - Fitted Kitchen
  - Dressing Area

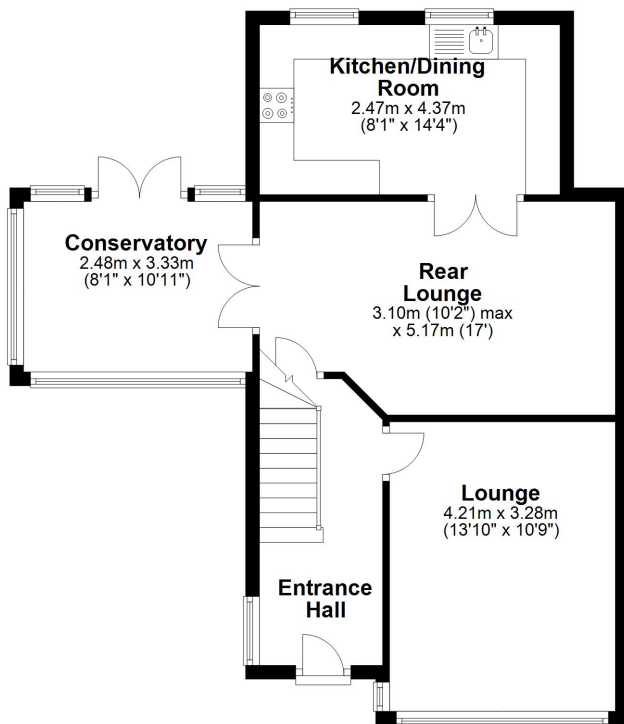






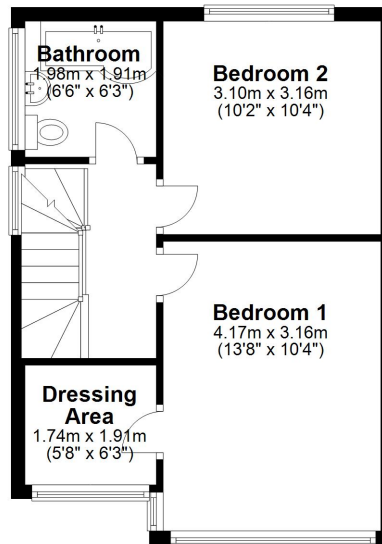
### Ground Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



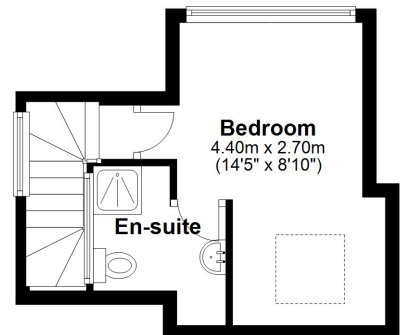
### First Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



### Second Floor

Approx. 18.2 sq. metres (196.1 sq. feet)



Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

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.



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For all room sizes/dimensions please see the floor Plans

Title number- MS50193

Tenure- Freehold

Local Authority- Sefton Council

Council tax- Band D

Annual price-£2,121.77

Conservation Area- No

Flood Risk- Very low

Plot Size-0.07 Acres

Mobile Coverage

Vodafone-Great

O2-Great

Broadband

Basic- 30 Mbps

Ultrafast- 1000 Mbps

Satellite / Fibre TV Availability

BT - Great

Sky - Great

Virgin - Great

(Data source from sprift)

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