



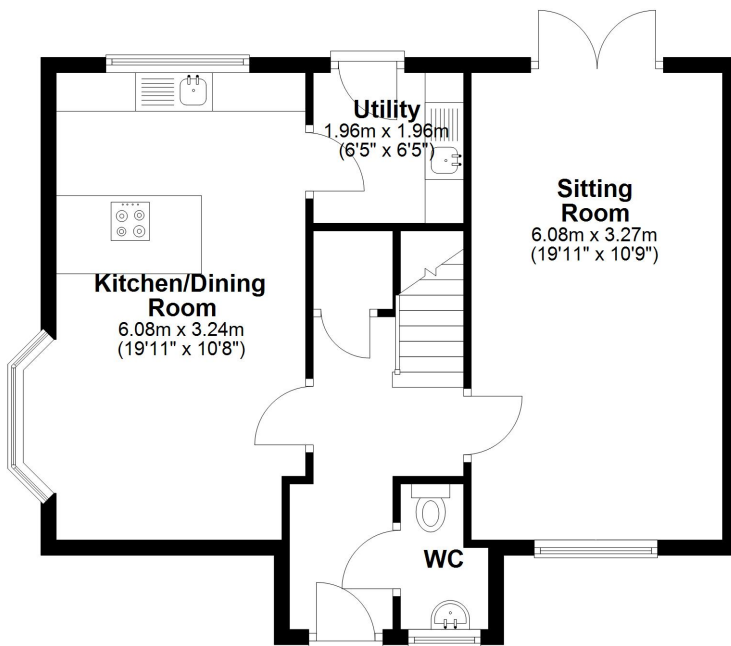
- \*4 Bedroom Detached House
- \*Luxury fitted Family Kitchen/ Dining room
  - \* Ground Floor wc
  - \* Utility room
- \* Master bedroom - en suite
- \*Detached Garage and Private Drive





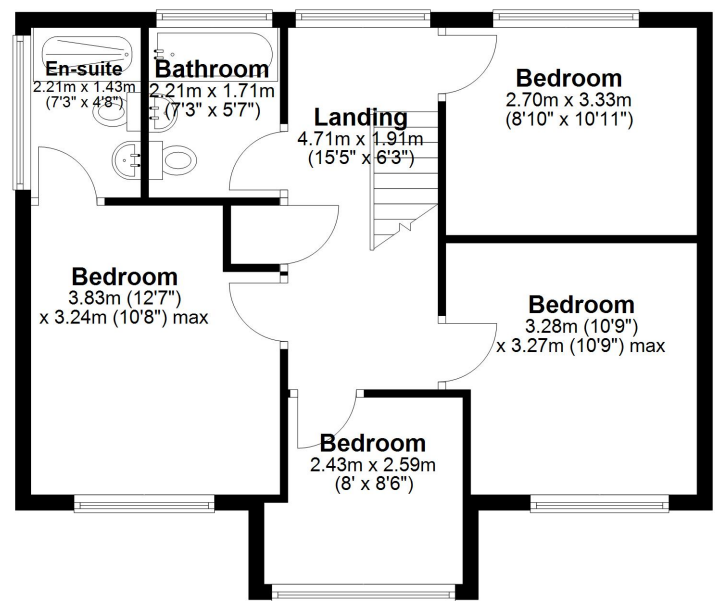
### Ground Floor

Approx. 56.0 sq. metres (602.4 sq. feet)



### First Floor

Approx. 55.7 sq. metres (599.5 sq. feet)



Total area: approx. 111.7 sq. metres (1201.9 sq. feet)

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>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(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	

- \*4 Bedroom Detached House
- \*Luxury fitted Family Kitchen/ Dining room
- \* Feature lounge - tv cabinet
- \* Ground Floor wc
- \* Utility room
- \* Master bedroom - en suite
- \*Detached Garage and Private Drive
- \*Walled Rear landscaped Garden
- \*Utility Storage Area

The family home benefits from a newly fitted Kitchen with Black 1&1/2 sink unit, peninsular unit, (Siemens) ceiling extractor fan.

In addition to a parking space to the side of the house there is the advantage of a private drive with gates leading to the detached garage.

The property was built circa 2015.

Title Number - LAN167433

Local Authority - Lancashire

Council tax - Band E

Estimated Annual Council Tax Cost - £2,523

Tenure - Freehold

Conservation Area - No

Flood Risk - Low

Rivers & Seas: Very low

Surface Water: Very low

Satellite / Fibre TV Availability - BT, Sky

Broadband (estimated speeds)

Standard 14 mbps

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

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





Superfast80 mbps  
Ultrafast1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift)

Note : (The sellers are known to one of the owners of Logic.)

Straightforward Sales & Lettings'

'Unusually good at what we do'

Sell with a multi - "National award winning Estate Agent!"

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.