



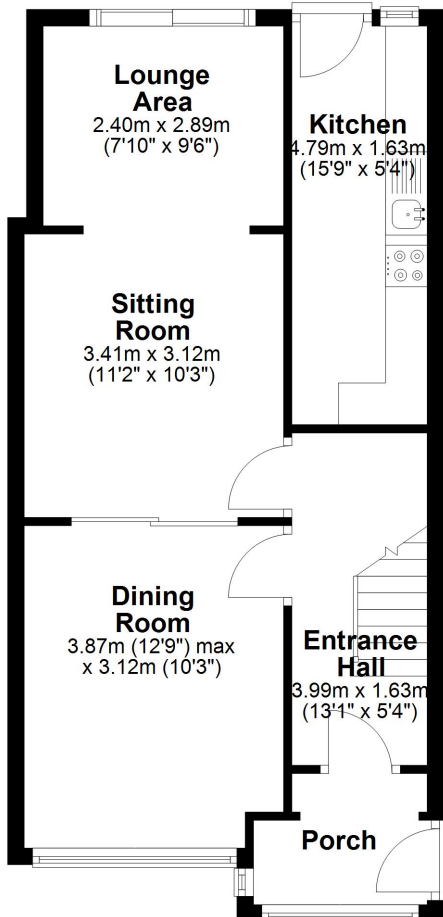
- \*Three Bedroom Extended Semi-Detached House
- \*Requires Updating and Modernisation
- \*Sought After Location
- \*Two Reception Rooms
- \*Shared Driveway
- \*Gardens





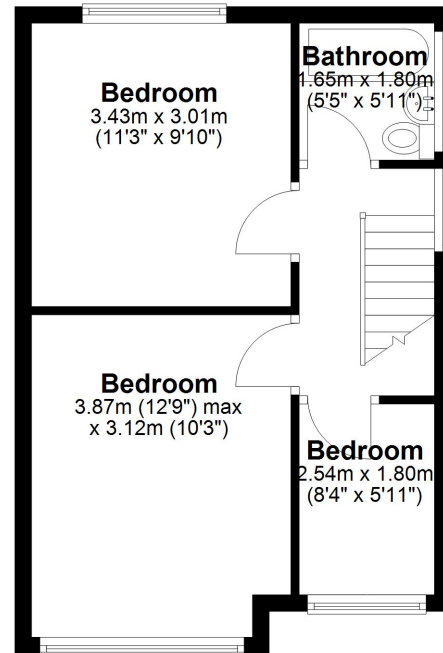
### Ground Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



### First Floor

Approx. 35.0 sq. metres (377.3 sq. feet)



Total area: approx. 83.7 sq. metres (901.2 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.





- \*Three Bedroom Extended Semi-Detached House
  - \*Requires Updating and Modernisation
  - \*Sought After Location
  - \*Two Reception Rooms
  - \*Shared Driveway
  - \*Gardens
  - \*Central Heating & Double Glazed
- Accommodation Comprises -  
Porch, hall, lounge through to dining/extended sitting room, galley kitchen.  
First floor - 3x bedroom and 1 bathroom

'Straightforward Sales & Lettings'

Title Number - MS138983

Local Authority - Sefton

Council tax - Band C

Estimated Annual Council Tax Cost - £1,886

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas: Very low

Surface Water: Medium

Satellite / Fibre TV Availability - BT, Sky, Virgin

Broadband (estimated speeds)

Standard 7 mbps

Superfast 60 mbps

Ultrafast 1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift)

'Unusually good at what we do'

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

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