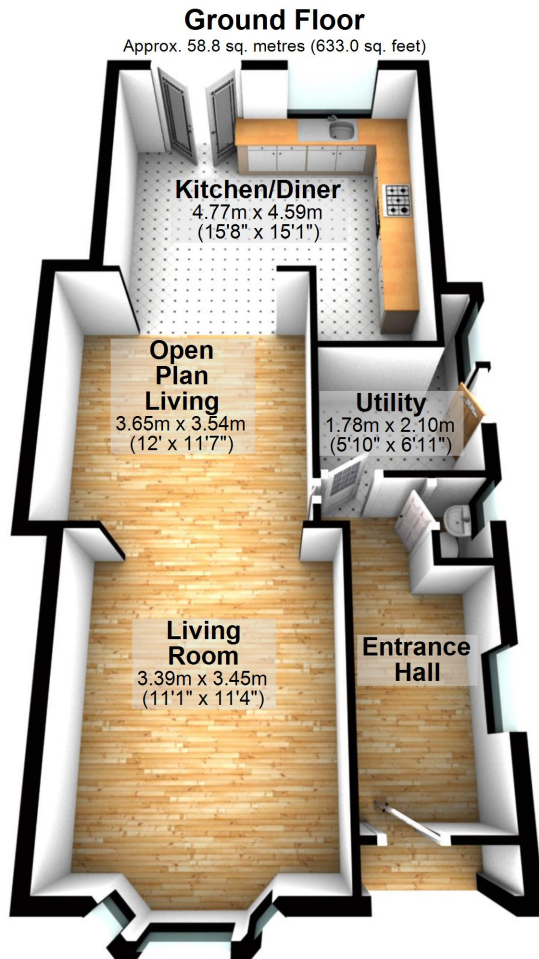




- *Three Bedroom semi detached House substantially extended
- *Sought after close
- *Feature raised Patio and Garden
- *Open plan Lounge
- *Extended Kitchen and Breakfast room - includes kitchen appliances
- *Log burner





Total area: approx. 96.2 sq. metres (1035.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- *Three Bedroom semi detached House substantially extended
- *Sought after close
- *Feature raised Patio and Garden
- *Open plan Lounge
- *Extended Kitchen and Breakfast room - includes kitchen appliances
- *Log burner
- *Ground floor WC

'Straightforward Sales & Lettings'

Title Number - MS78005

Local Authority - Sefton

Council tax - Band C

Estimated Annual Council Tax Cost - £2,079

Tenure - Freehold

Conservation Area - No

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

Satellite / Fibre TV Availability - BT, Sky

Broadband (estimated speeds)
 Standard 5 mbps
 Superfast 80 mbps
 Ultrafast 1000 mbps

Mobile Coverage - O2, EE, Three, Vodafone

(Data source from Sprift")

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