

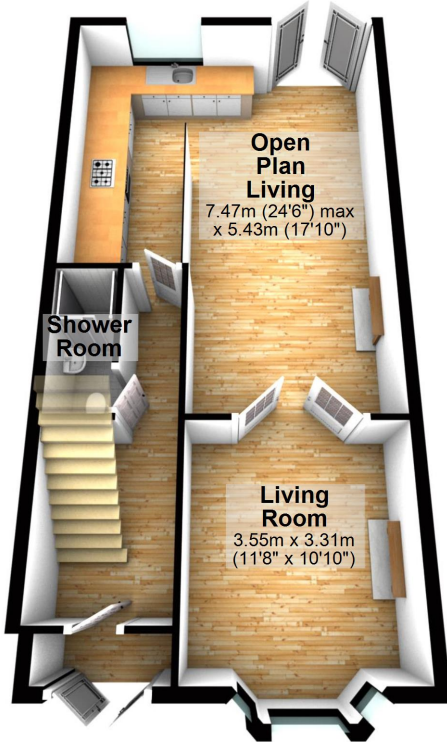


- *Four bed Garden Terrace
- *Foreshore Views
- *Front Garden Facing Dunes
- *Rear Decked Yard
- *Lounge /Glazed Doors /Window Seat
- *Log Burner



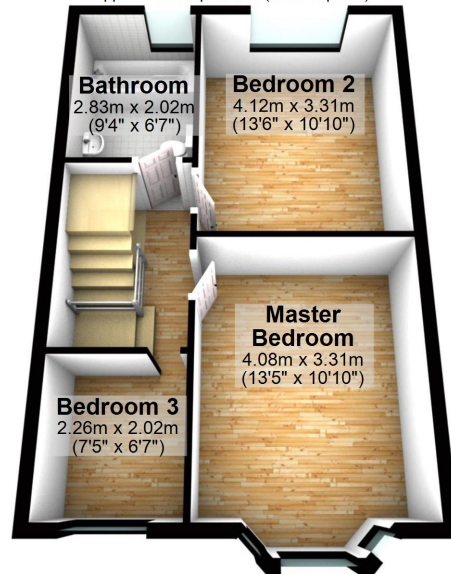
Ground Floor

Approx. 60.4 sq. metres (650.6 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



Second Floor

Approx. 19.5 sq. metres (209.4 sq. feet)



Total area: approx. 125.2 sq. metres (1347.6 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.



Title Number - MS376976

Local Authority - Sefton

Council tax - Band C

Estimated Annual Council Tax Cost - £2,079

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: High

Satellite / Fibre TV Availability - BT, Sky

(Data source from Sprift)

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