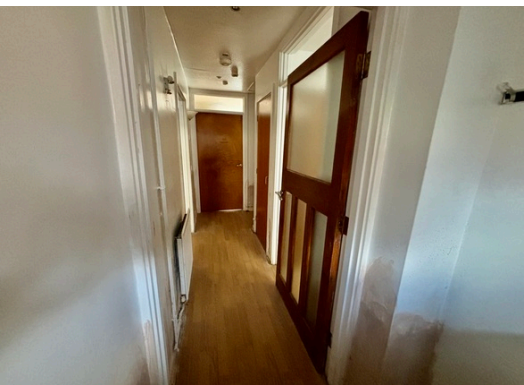




- *Two Bedroom Semi Detached Bungalow
- *Freehold
- *Car Port & Garden
- *Requires Modernisation / Updates
- *Central Heating & Double Glazed Windows
- *Off Road Parking & Drive





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Title Number - MS462618

Local Authority - Sefton

Council tax - Band A

Estimated Annual Council Tax Cost - £1,559

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: Very Low

Satellite / Fibre TV Availability - BT, Sky, Virgin

(Data source from Sprift)

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'Straightforward Sales & Lettings'

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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