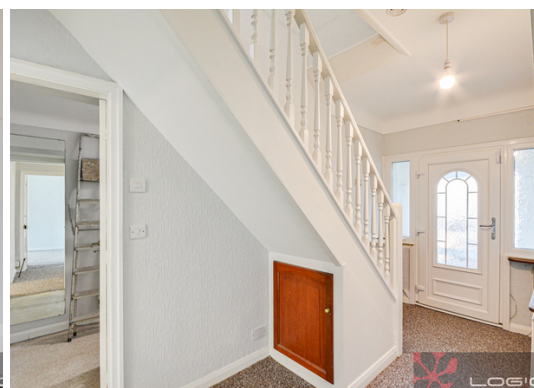




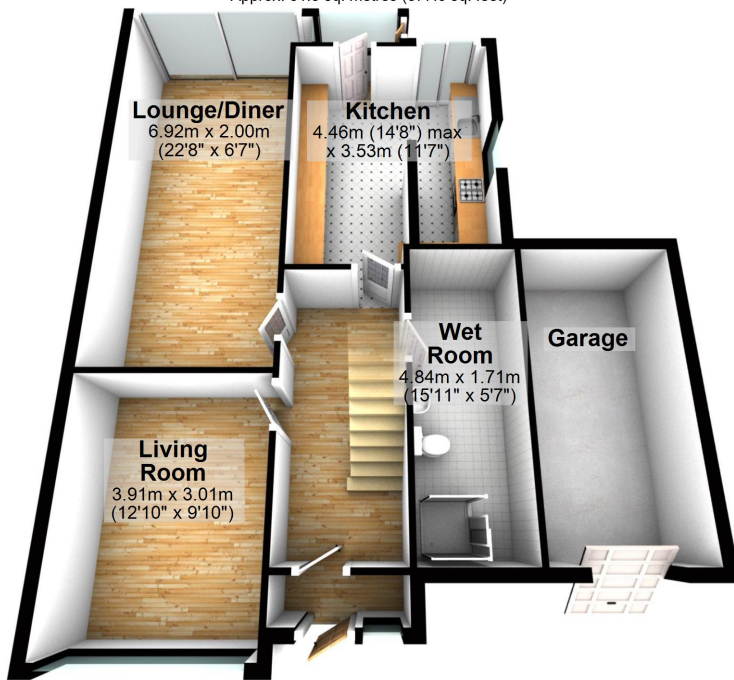
- *Four Bedroom Extended Semi-Detached House
- *Two Bathrooms
- *Sought After Location
- *Larger Garden than Average in the Drive
- *Two/Three Reception rooms
- *Ground Floor Wet Room





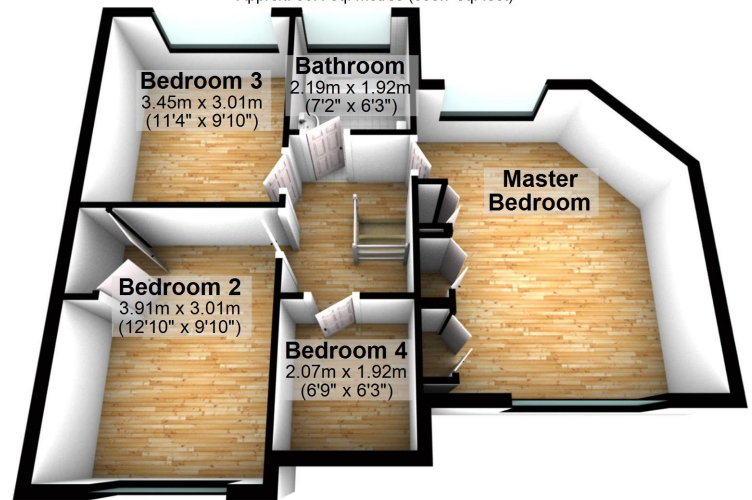
Ground Floor

Approx. 81.5 sq. metres (877.6 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.7 sq. feet)



Total area: approx. 137.9 sq. metres (1484.3 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Double Glazed. Central Heating.
 Ground Floor: Recently Rewired. Porch, Entrance Hall, Lounge Through to Extended Sitting Room. Extended Kitchen. Ground Floor Wet Room/Shower Room. Internal Garage.
 First Floor: Four Bedrooms (Three Doubles) And a Bathroom.

Title Number - MS139145

Local Authority - Sefton

Council tax - Band D

Estimated Annual Council Tax Cost - £2,339

Tenure - Freehold

Conservation Area - No

Flood Risk
 Rivers & Seas: No Risk
 Surface Water: High

Satellite / Fibre TV Availability - BT, Sky, Virgin

(Data source from Sprift)

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 'Straightforward Sales & Lettings'

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