



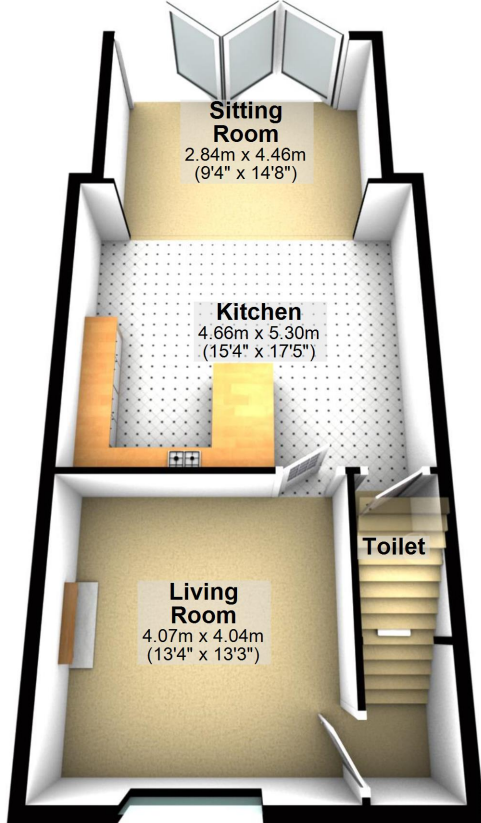
- \*Two bedroom Extended -Canal Terraced
- \*Canal Views to the Rear
- \*Newly Extended & Refurbished
- \*First Floor Bathroom
- \*Log Burner - Open Plan Kitchen/ Living/ Dining Room
- \*Bi-fold Door to Rear Garden





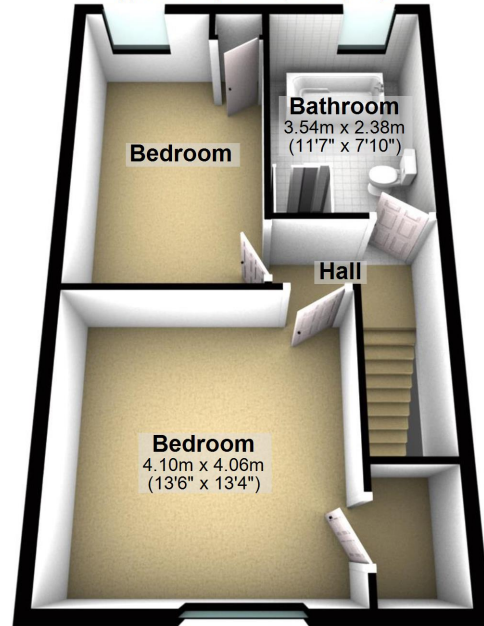
### Ground Floor

Approx. 59.9 sq. metres (645.2 sq. feet)



### First Floor

Approx. 46.8 sq. metres (504.0 sq. feet)



Total area: approx. 106.8 sq. metres (1149.2 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.



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

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- \*Log Burner - Open Plan Kitchen/ Living/ Dining Room
- \*Bi-fold Door to Rear Garden
- \*C/ Heating & Double Glazed
- \*Ground Floor WC

Accommodation Comprises - Hall - Lounge with Log Burner. Substantially Extended Fitted Kitchen - Bi-fold Doors to Garden - Ground Floor WC.  
Two First Floor Bedrooms. New Bathrooms, Freestanding Bath & Shower.

Note - The seller of this property is related to one of the owners of Logic Estate Agents.

'Straightforward Sales & Lettings'

Title Number - LAN239542

Local Authority - Lancashire

Council tax - Band A

Estimated Annual Council Tax Cost - £1,502

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: Low

Satellite / Fibre TV Availability - BT, Sky

Broadband (estimated speeds)

Standard 16 mbps

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: [info@logicstates.co.uk](mailto:info@logicstates.co.uk)





Superfast 80 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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