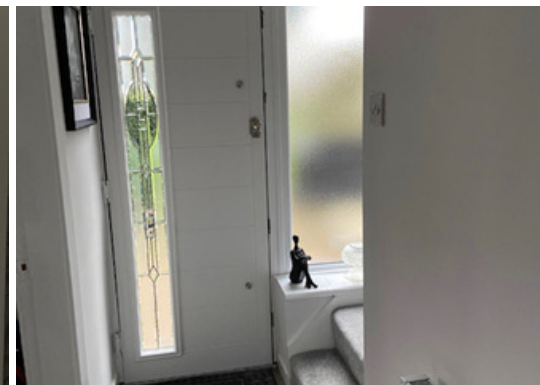
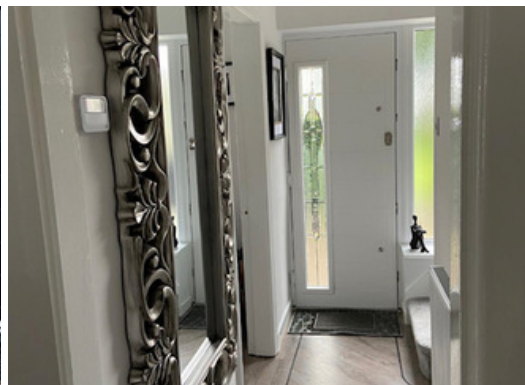




- *Three bedroom semi - detached cottage style -house
- *Sought after - Semi - rural location
- *Newly rendered elevations
- *Newly renovated throughout
- *Approx 100' rear Garden
- *Two reception Rooms





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Title Number - MS479447

Local Authority - Sefton

Council tax - Band B

Estimated Annual Council Tax Cost - £1,819

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: Low

Satellite / Fibre TV Availability - BT, Sky, Virgin

(Data source from Sprift)

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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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