

Appleby Drive, Bootle  
Bootle, L30

Freehold  
£170,000



- \*Substantial Three Bedroom Semi-Detached House
- \*Elevated Position
- \*Requires Updating and Modernisation
- \*Double Glazed/C/Heating
- \*Two Reception Rooms
- \*Ground Floor WC



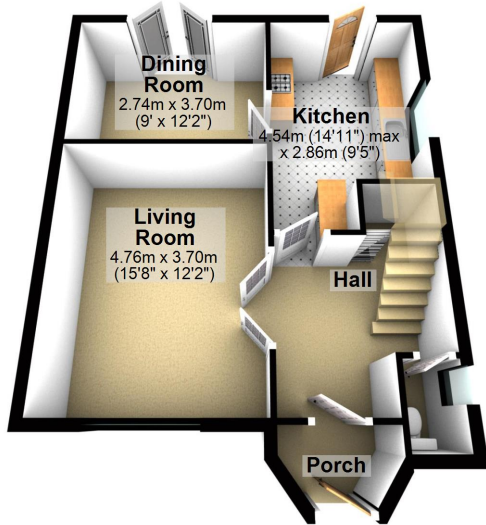
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### Ground Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



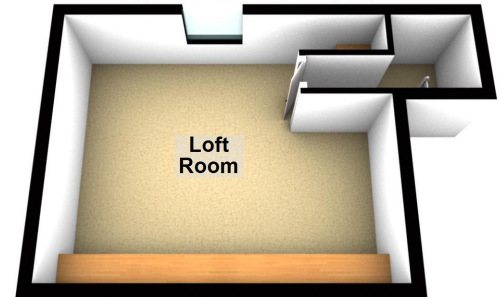
### First Floor

Approx. 50.6 sq. metres (544.8 sq. feet)



### Second Floor

Approx. 24.5 sq. metres (263.6 sq. feet)



Total area: approx. 128.2 sq. metres (1379.6 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

'Straightforward Sales & Lettings'

Title Number - MS13361

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: High

Satellite / Fibre TV Availability - BT, Sky, Virgin

(Data source from Sprift)

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