



Aspen Grove, Toxteth Liverpool L8 0SR

welcome to

Aspen Grove, Toxteth Liverpool

**** A PROPERTY FOR THOSE WITH A CREATIVE EYE ****

Are you looking for a property that you can put your own stamp on to create the perfect living space?



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Carpet flooring.

Lounge/Diner

26' 2" x 11' 6" (7.98m x 3.51m)

Double glazed window to the front and rear, radiator, tv point, carpet flooring.

Kitchen

10' 4" x 9' 8" (3.15m x 2.95m)

Fitted kitchen with wall and base units, work surfaces incorporating a stainless steel sink and drainer, part tiled, vinyl flooring, double glazed window to the side, and door to the yard.

Landing

Loft access, airing cupboard, carpet flooring.

Bedroom One

11' 9" x 14' 2" (3.58m x 4.32m)

Two double glazed windows to the front, radiator, carpet flooring.

Bedroom Two

12' 9" x 7' 8" (3.89m x 2.34m)

Double glazed window to the rear, radiator, carpet flooring.

Bathroom

Double glazed window to the rear, radiator, bath with mixer tap, shower, wash hand basin, W.C, part tiled walls, laminate flooring.

External

Rear courtyard.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A Two Bedroom Mid Terrace Property
- Open Plan Lounge/Diner

Tenure: Freehold EPC Rating: Awaited

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALT123301 - 0002

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