



**Churchdown Close, Liverpool L14 7PL**



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**Churchdown Close, Liverpool**

Jones and Chapman are Delighted to market this three bedroom end terraced Property. The property is situated just off Churchdown Road within the popular Liverpool L14 area



## **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 £300 inc VAT towards the preparation cost of the pack.

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.

### **\* Agents Note\***

Under the terms of the Estate Agents Act 1979, please note the vendor of this property is an employee of the Connells Group.

## **Lounge**

16' 6" to max x 13' 8" to max ( 5.03m to max x 4.17m to max )  
Double glazed window, wood effect laminate flooring, radiator.

## **Kitchen**

16' 3" to max x 7' 8" to max ( 4.95m to max x 2.34m to max )  
Fitted kitchen with wall and base units, stainless steel sink and drainer incorporating work surfaces, wood effect laminate flooring, double glazed window to the rear.

## **Bedroom One**

17' 7" to max x 9' 7" to max ( 5.36m to max x 2.92m to max )  
Double glazed window, wood effect laminate flooring, radiator.

## **Bedroom Two**

11' 9" to max x 8' 9" to max ( 3.58m to max x 2.67m to max )  
Double glazed window to the rear, wood effect laminate flooring, radiator.

## **Bedroom Three**

9' 3" to max x 7' 2" to max ( 2.82m to max x 2.18m to max )  
Double glazed window to the rear, wood effect laminate flooring, radiator.

## **Bathroom**

Bath with mixer taps, WC, part tiled wall , tiled floor, wash hand basin.

## **Rear Garden**

Mature lawn patio area.



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## Churchdown Close, Liverpool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council tax band A
- Three Bedroom End Terrace Property

Tenure: Freehold EPC Rating: D

guide price

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ALT122700 - 0002

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 jones & chapman



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