



Bull Bridge Lane, Aintree Village, Liverpool, L10 6LZ

Starting Bid £175,000

CASH BUYERS PREFERABLE

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000

Grosvenor Waterford are delighted to offer for sale this three bedroom Sefton Semi detached house situated in a popular location and convenient for local shops, schools and Old Roan Station. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room and kitchen. To the first floor there are three good sized bedrooms and a four piece family bathroom. There are beautiful landscaped gardens to front and back as well as a paved driveway that leads via double gates down the side of the property to a detached garage. The property also benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no ongoing chain.

Please note that we are aware of structural issues regarding the property so please see the accompanying report. Buyers are invited to make their own investigations.



Entrance Porch
spacious porch with uPVC front door and uPVC double glazed windows

Hall
glazed entrance door with glazed side panels, radiator, understairs cupboard, stairs to first floor

Lounge
14'6" x 13'5" (4.42m x 4.10m)
uPVC double glazed bay window to front aspect, electric fire in feature surround, radiator, open to dining room

Dining Room
10'3" x 9'6" (3.14m x 2.90m)
double glazed patio doors to rear garden, radiator

Kitchen
10'4" x 10'7" (3.17m x 3.23m)
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer and tumble dryer, vinyl flooring and tiled splashbacks, Worcester boiler, uPVC double glazed window to rear aspect, uPVC glazed door to rear garden

First Floor

Landing
double glazed window to side aspect, built in cupboard, access to loft space

Bedroom 1
13'5" x 11'1" (+doorway) (4.10m x 3.38m (+doorway))
uPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2
11'10" x 13'5" (3.63m x 4.10m)
uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 3
10'0" x 8'11" (3.06m x 2.74m)
uPVC double glazed window to front aspect, radiator, built in cupboard

Family Bathroom
5'6" x 8'11" (1.70m x 2.74m)
four piece bathroom with panelled bath, wash hand basin, low level w.c. and separate shower cubicle with electric shower, radiator, tiled floor and walls, two uPVC double glazed frosted windows to rear aspect

Outside

Rear Garden
stunning rear garden with good sized patio area and lawn with well kept landscaped borders, greenhouse and pond

Front Garden
walled front with open access to landscaped lawn/borders and paved driveway that leads via double gates, down the die of the property to the detached garage

Detached Garage
up and over door, window to side aspect, power and light

Additional Information
Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton

Agents Note
Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.
We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

