

FOR SALE



Grove Park, Princess Park, Liverpool
Starting Bid £420,000


MARTIN&CO



Grove Park, Princess Park, Liverpool

6 Bedrooms, 4 Bathroom

Starting Bid £420,000

- **Stunning Stauesque Period Style Property**
- **Original Features**
- **Converted To Apartments**
- **Set on Large Plot with Expansive &**

Being sold via Secure Sale online bidding with Pattinson Auctions. Terms & Conditions apply. Starting Bid £420,000.

This statuesque, immense family residence is set on an extensive plot with expansive & attractive rear gardens and nestled in the highly sought after conservation area of Grove Park and Princess Park and within walking distance of the beautiful Sefton Park itself. Close to great local amenities, road links, great schools, Women's Hospital and easy distance to the Airport and universities.

Enjoying generous proportions throughout, this impressive property boasts a wealth of charm and character with many original features throughout. It has at present been mostly split into apartments but could easily be established back to one wonderful family home or indeed extended (dependant upon planning permission) into more apartments as the garden is extremely large making this an outstanding investment for the discerning property developer.

Boasting 4 apartments and one unit and comprising magnificent hallway with grandiose staircase with a beautiful lantern roof window throwing in streams of natural light. To the ground floor there is a large hallway as well as one spacious apartment with one bedroom, kitchen and bathroom. A further unit with two great sized rooms, hallway connecting both rooms and access to the basement.

The first floor comprises of two complete apartments with a further staircase on the landing leading to a top floor apartment with lounge, bedroom, kitchen diner, WC, bathroom and a door leading to the external staircase with stunning views of the sunny rear garden.

Though in need of some renovation this would be a stand out property to purchase for any lucky buyer and a viewing of this architectural gem is highly recommended to appreciate the vastness, high quality features and investment potential that this unique property has to offer.

FLAT 1 - EPC GRADE = D Council tax band = B
 FLAT 2- EPC GRADE = C Council tax band deleted
 FLAT 3 - EPC GRADE = C Council tax band = A
 FLAT 4- EPC GRADE = D Council tax band deleted
 FLAT 5- EPC GRADE = E Council tax band = A

All measurements are approximate and cannot be relied upon for any future purpose and no liability is taken for any errors.

PORCH 4' 3" x 5' 0" (1.30m x 1.53m) Entering this fabulous sized home through wooden front door with partial glazed wooden internal door leading to main hallway.

HALLWAY 5' 1" x 20' 4" (1.57m x 6.22m) As you step inside this spacious inner hallway you are immediately overwhelmed by the architecture and stunning original mouldings, setting the theme throughout this magnificent property. Having radiator, access to all downstairs rooms and grandiose staircase offering access to the first floor.

UNIT TWO ROOM ONE 16' 3" x 22' 7" (4.96m x 6.90m) A considerable sized room having two Victorian style radiator, power points, fireplace with tiled back and wood surround, doorway to the inner hallway leading to a further room, single glazed tall windows either side of patio doors leading to the garden and again throwing in streams of natural light.

INNER HALLWAY 2' 11" x 9' 1" (0.91m x 2.78m) Inner hallway leading to the a further room and having door access to main hallway and staircase leading to basement.

UNIT TWO, ROOM TWO 10' 7" x 12' 9" (3.23m x 3.91m) Another great sized room having radiator, power points, stunning ceiling mouldings and tall window with views of the front garden.

FLAT ONE Hallway- Offering doors leading to the lounge and kitchen.

Lounge- 4.05m x 5.84m = 13.28ft x 19.16ft

Having Victorian style radiator, power points, fireplace with fire, door to kitchen and main hallway and beautiful walk in bay window with views of the garden and making this a light and bright apartment.

Kitchen-2.96m x 2.81m = 9.71ft x 9.22ft

Having matching wall and base units, stainless steel sink and drainer inset to worktop and window above, door leading to side garden, plumbing for washing machine, space for cooker and doors leading to the lounge and kitchen.

Bedroom- 3.73m x 5.34m = 12.23ft x 7.52ft

Another great sized room having radiator, fireplace, power points, door leading to bathroom and window with views of the garden.

Bathroom- 2.06 x 1.89 = 6.76ft x 6.2ft



Having linoleum flooring, low level WC, pedestal sink, panelled bath, tiled walls, radiator and window.

LANDING 8' 5" x 9' 0" (2.59m x 2.76m) A beautiful open landing with stunning Gothic architrave mouldings and having radiator, storage cupboard, access to the two first floor apartments and beautiful lantern ceiling window throwing down tons of natural light.

FLAT TWO Lounge/bedroom area- 4.57 x 3.92m = 14.11ft x 12.10ft

A great sized room having high ceilings, power points, radiator, open access to kitchen, beautiful arched tall glass window and tall box window both with views over the front garden.

Kitchen- 3.78 x 3.83m = 12.4ft x 12.6ft

Having a range of base units with worktop over, stainless steel sink inset to worktop, space for under counter fridge, Victorian style radiator, storage cupboard, door leading to bathroom and tall glass window overlooking the front garden.

Bathroom - 0.81 x 1.99m = 2.65ft x 6.52ft

Low level WC with window above, walk in shower cubicle with shower over and semi pedestal sink

FLAT THREE Lounge- 4.95 x 4.31m = 16.24ft x 14.14ft

A sizable lounge having power points, radiator, fireplace and tall window with views of the sunny garden.

Kitchen- 4.04 x 1.71m = 13.25ft x 5.61ft

Having matching wall and base units with worktop over, stainless steel sink and drainer inset to worktop, space for cooker, space for under counter fridge, power points and tall window with views of the garden

Bedroom - 2.62 x 3.57m = 8.59ft x 11.71ft

Having power points, window with views of the side of property and door leading to the bathroom

Bathroom - 1.86 x 2.78m = 6.10ft x 9.12ft

Having linoleum flooring, low level WC, panelled bath with shower over, semi pedestal sink and storage cupboards.

FLAT FOUR Landing- 1.11 x 2.80m = 3.64ft x 9.18ft

Staircase leading up from the first floor landing and having windows and access to the apartment rooms.

Lounge - 4.05 x 4.82m = 13.28ft x 15.81ft

A good sized lounge having power points, radiator and window with views over the front of property.

Bedroom - 5.01 x 3.94m = 16.43ft x 12.92ft

Having radiator, power points and window with views of the front garden.

WC - 0.81 x 1.44m

Low level WC

Bathroom - 1.25 x 2.82m = 4.10ft x 9.25ft

Panelled bath with shower over, pedestal sink with window above.

Kitchen/Dining Room - 2.40 x 5.35m = 7.87ft x 17.55ft

Having a range of matching wall and base units, stainless

steel sink inset to worktop, space for washing machine, space for cooker, space for fridge freezer and door leading to external staircase with fantastic views over the sunny rear garden.

BASEMENT Accessed from Unit two and housing the boiler.

OUTSIDE The property is approached from the extensive driveway and front garden bordered by walling, with plenty of parking for a number of vehicles and gate offering access to the rear of the house.

The enormous sunny rear garden is boarded by walling and has an abundance of greenery including a large selection of trees, plants and shrubs. This fantastic garden is mainly laid to lawn with a side access door leading to the front of the property and two outside storage rooms. A wonderful garden where you can spend those long hot summer days with family and friends.

AUCTIONEERS 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.

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 6,000 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.

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