



Worcester Road | Bootle | L20 9AA

EDWARD
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Worcester Road | Bootle | L20 9AA

Starting Bid £260,000



TO BE SOLD BY ONLINE AUCTION ON 12TH NOVEMBER 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

61 Worcester Road, Bootle, L20 9AA.

Substantial and versatile end terraced house with approximately 2100 sq ft of accommodation comprising hall, basement, lounge, separate dining room, dining kitchen with built in oven, hob and extractor, utility and shower room, five bedrooms and second bathroom. Rear yard. There is also an adjacent plot included in the sale that was No. 63 which may be suitable for alternative uses as well as the option to convert the house into four flats, all subject to obtaining the necessary consents. Gas central heating and double glazing. Vacant possession.

**** VIRTUAL VIEWING AND UPDATED PHOTOS COMING SOON ****

Additional Information

The property is situated overlooking Derby Park and is close to St Monica's Primary School, Christ Church of England Primary School and Hillside High School.

It is situated in the popular area of Bootle, just three miles from Liverpool City Centre with its array of bars, restaurants and shops and is also close to the Bootle Strand Shopping Centre. There are excellent motorway links to Warrington and Manchester and ample local public transport options along Stanley Road including Oriel Road train station.

Tenant ready property rental values in the area for this size of house are in the region of £1500 to £1700 per month. EPC rating D. Sold as seen. The photos shown have been provided by the seller and were taken prior to the previous tenancy. Viewings are available so potential buyers can satisfy themselves as to the current condition.

Auction consultant dealing with this property

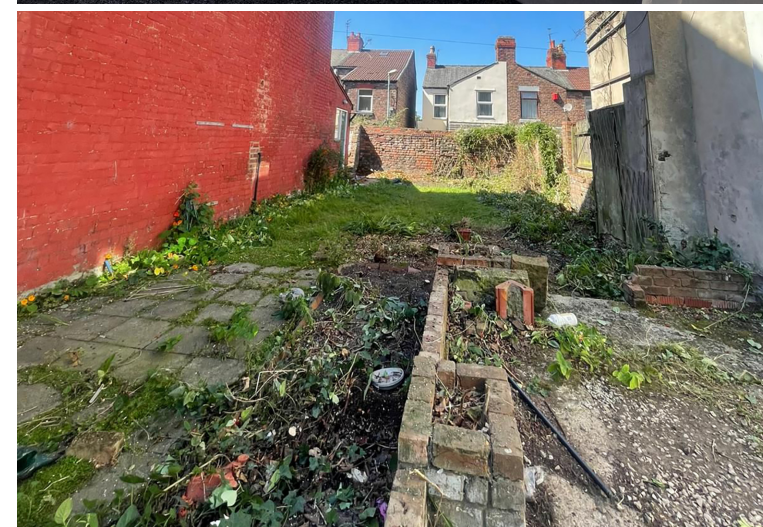
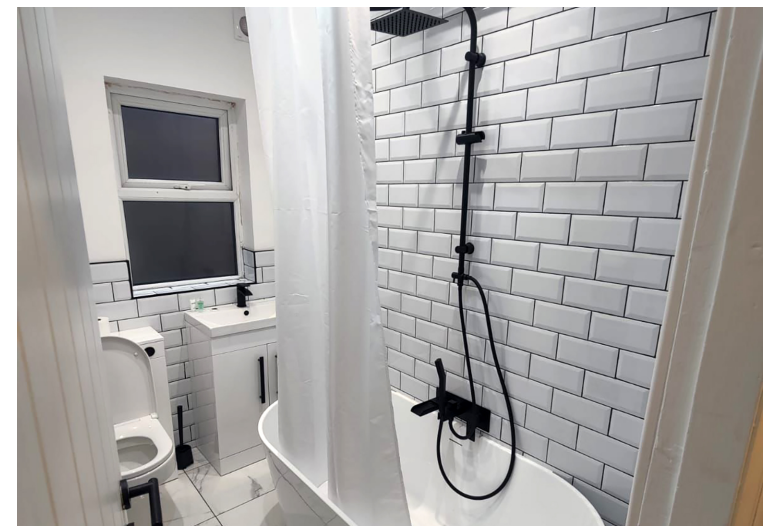
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In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



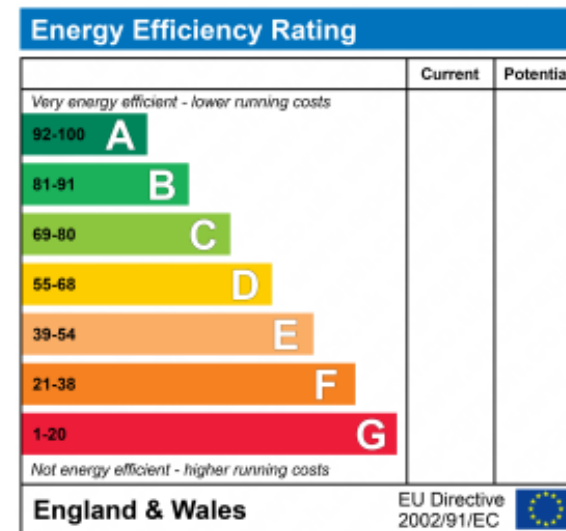
Total area: approx. 198.7 sq. metres (2138.4 sq. feet)

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Important Information

- Council Tax Band: B
- Tenure: Freehold

EPC Rating



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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.