



120 Berrys Lane, St Helens

Guide Price £45,000



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CASH BUYERS ONLY - Offered for sale is this two bedroom two reception room mid terraced property in need of full modernisation, but with excellent potential. For sale with NO CHAIN therefore VACANT POSSESSION on completion the property is for sale by Modern Method of Auction with a starting bid of £45,000 plus reservation fee. Internally the property comprises of entrance vestibule, lounge, separate dining room, kitchen and bathroom to the ground floor whilst to the first floor there are two good size bedrooms. Externally there is a forecourt garden and an enclosed paved yard to the rear.



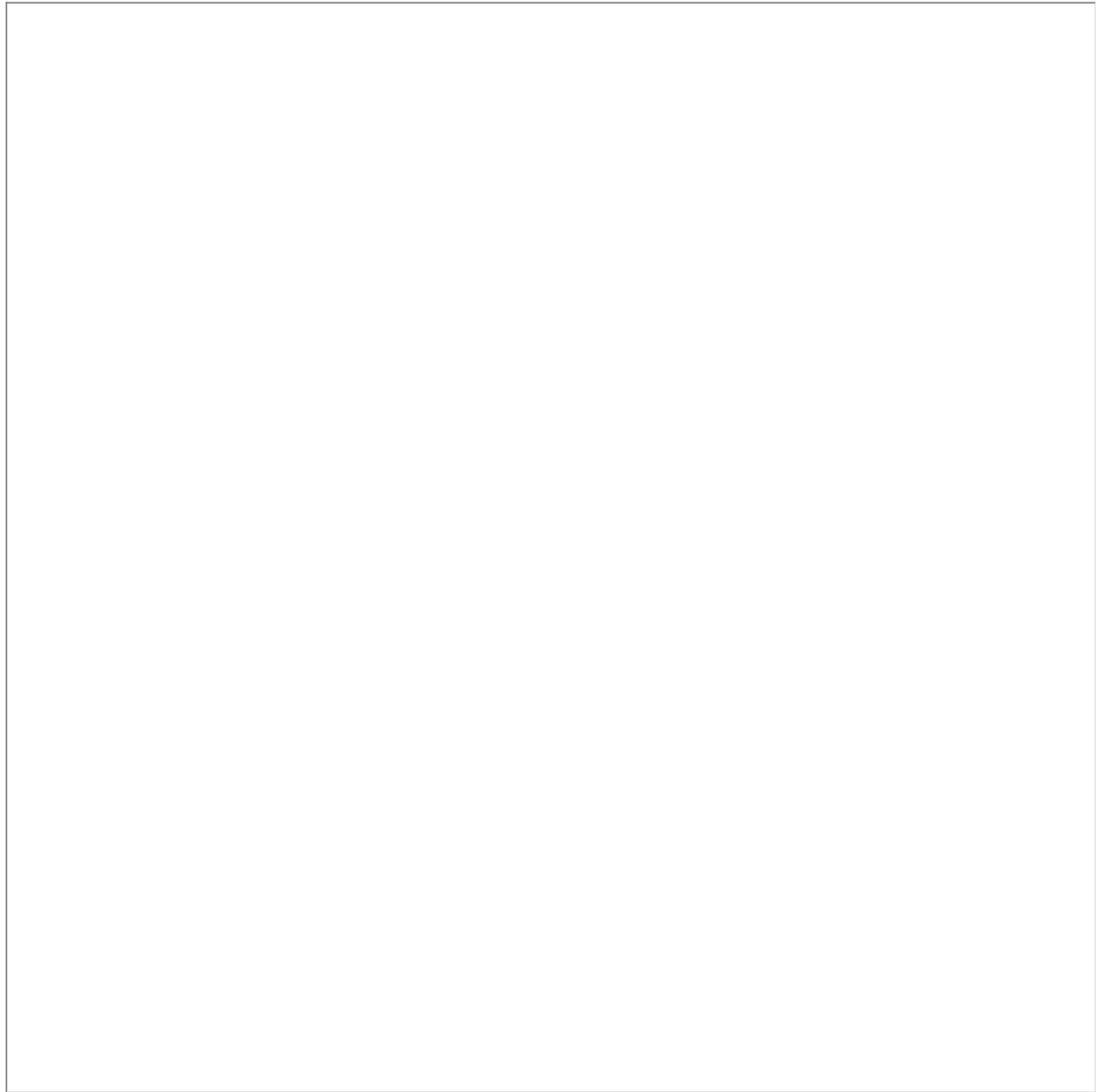


Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/ Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

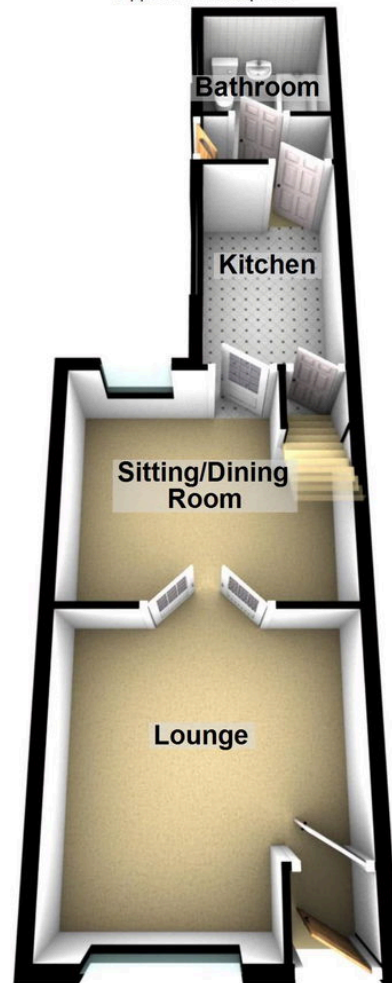






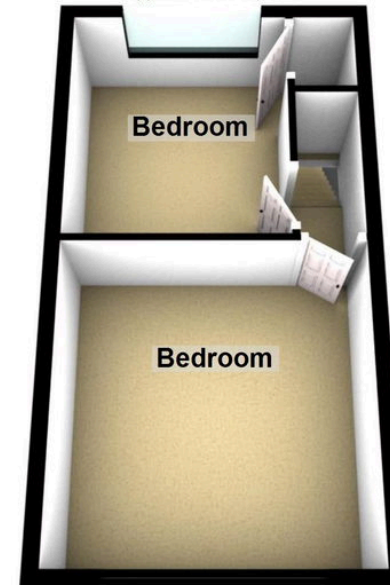
Ground Floor

Approx. 444.0 sq. feet



First Floor

Approx. 304.9 sq. feet



Total area: approx. 749.0 sq. feet

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