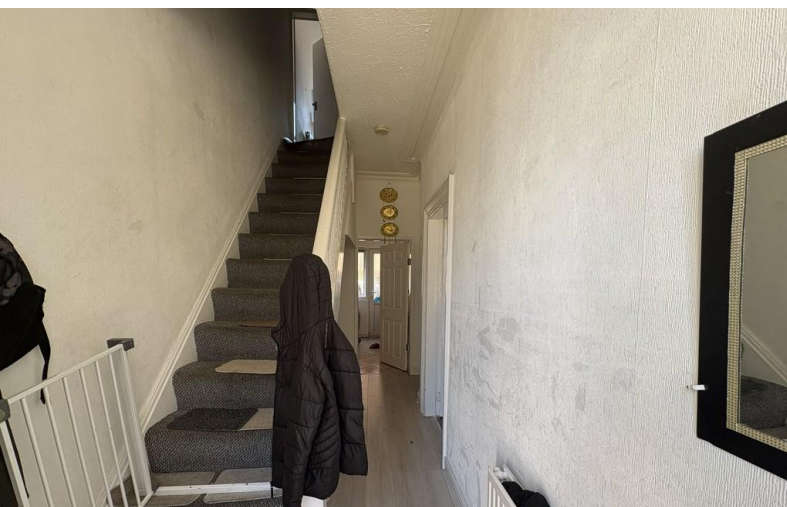


FOR SALE



Lawrence Road, Wavertree, Liverpool

3 Bedrooms, 1 Bathroom, Mid Terraced House

Starting Bid £110,000



Lawrence Road, Wavertree, Liverpool

3 Bedrooms, 1 Bathroom

Starting Bid £110,000

- Spacious Property
- Three Spacious Bedrooms
- Two Reception Rooms
- Courtyard Garden
- Sought After Area

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A wonderful spacious property situated in the highly sought after Wavertree suburb of South Liverpool, close to great local amenities, road links, bus routes, train station and easy distance to Liverpool City Centre. Comprising of : Hallway, lounge, dining room, kitchen, three spacious bedroom, family bathroom and sunny courtyard garden. This property is ideal for a growing family home or as an investment opportunity for the discerning Landlord.

FREEHOLD

EPC GRADE = C

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



HALLWAY 17' 2" x 5' 6" (5.24m x 1.68m) An inviting hallway having wood effect flooring, double panel radiator, power point, staircase to the first floor, meter cupboard, under stairs open utility area housing a range of base units, washing machine and fridge/freezer, the hall also allows access to all downstairs rooms.

LOUNGE 16' 0" x 10' 0" (4.883m x 3.07m) A light and airy reception room having wood effect flooring, power points, double panel radiator and a walk in UPVC double glazed bay window throwing in streams of natural light.

DINING ROOM 13' 0" x 10' 10" (3.982m x 3.327m) A second reception room having wood effect flooring,



double panel radiator, power points and UPVC double glazed window with views over the sunny rear courtyard.

KITCHEN 10' 2" x 5' 10" (3.123m x 1.788m) Having a range of matching wall and base units with work top over, integrated cooker and gas hob with extractor above, composite sink and drainer with mixer tap over, space and plumbing for washing machine, power points, tiled flooring and part tiles walls and UPVC double glazed window and UPVC door leading to rear courtyard.

LANDING 7' 7" x 5' 7" (2.327m x 1.712m) Having power point, loft hatch and access to all first floor rooms.

MASTER BEDROOM 12' 11" x 8' 9" (3.95m x 2.67m) A spacious master bedroom having power points, radiator and a UPVC double glazed window overlooking the rear courtyard.

BEDROOM TWO 13' 4" x 8' 1" (4.08m x 2.48m) Another great sized bedroom with power points, radiator and a UPVC double glazed window overlooking the front of the property.

BEDROOM THREE 8' 8" x 7' 8" (2.66m x 2.34m) A further bedroom having power points and a UPVC double glazed window overlooking the front of the property.

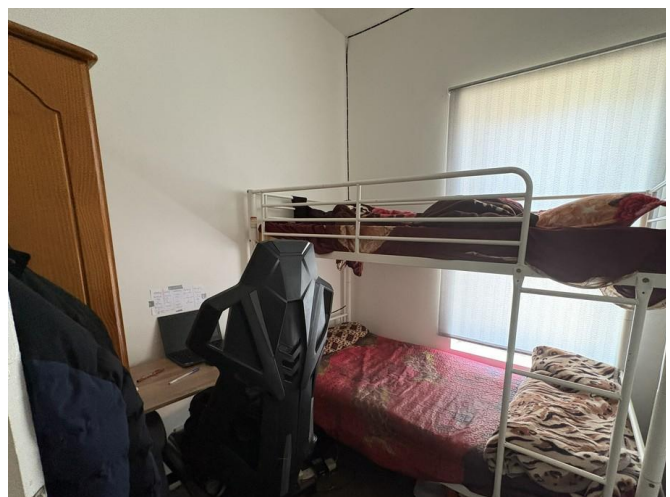
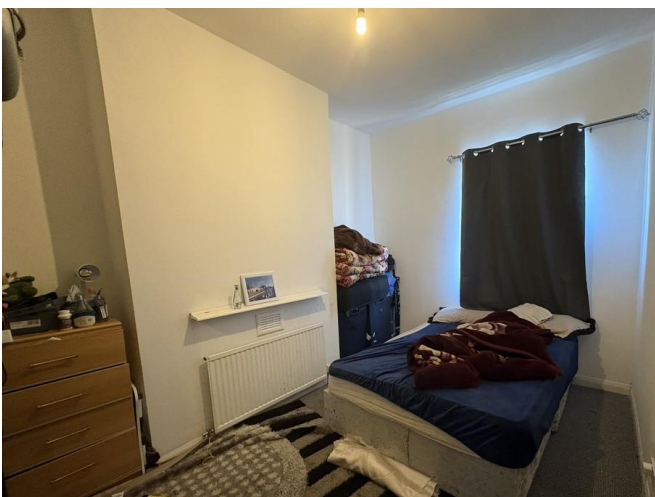
BATHROOM 10' 3" x 7' 0" (3.145m x 2.142m) An ample sized bathroom having tile effect flooring, low level W.C, pedestal sink, panel bath with shower over, storage cupboard and UPVC double glazed frosted glass window.

OUTSIDE

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.

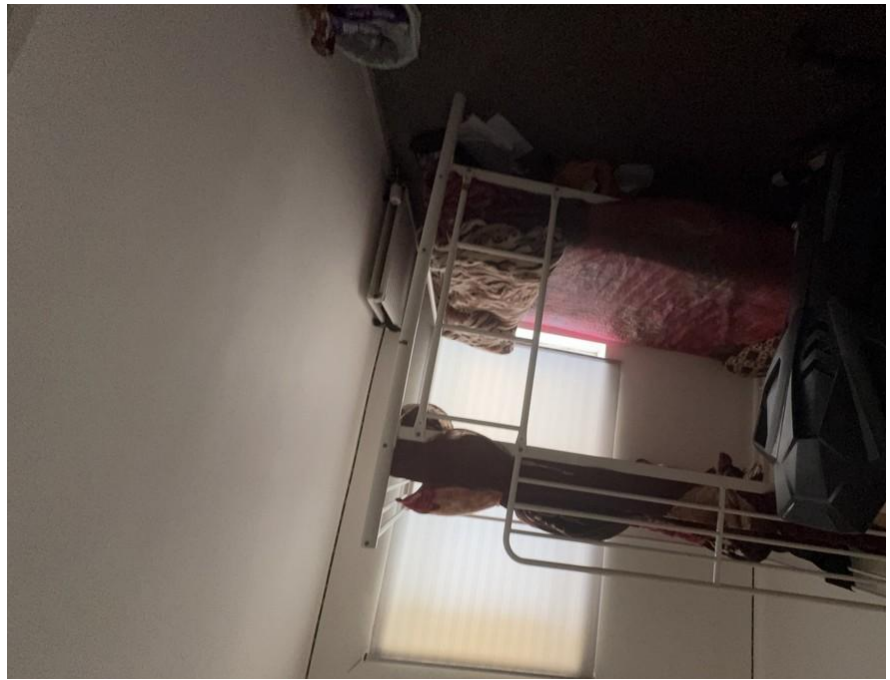
Please be aware that any enquiry, bid or viewing of the



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.

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.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.