



**BerkeleyShaw**

## 6 Adlam Crescent, Liverpool, L9 9ET

### Guide Price £135,000

LOOKING FOR A NEW PROJECT - FREEHOLD - NO ONWARD CHAIN

This substantially extended former three-bedroom end-terrace property sits on a generous plot and offers excellent development POTENTIAL. The home features a CONVERTED LOFT, a spacious single-storey side EXTENSION with scope to create a separate dwelling (subject to permissions), a detached GARAGE, and a brick-built store room. Requiring full modernisation throughout, this is a fantastic opportunity for INVESTORS or buyers looking to design their forever HOME.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000.

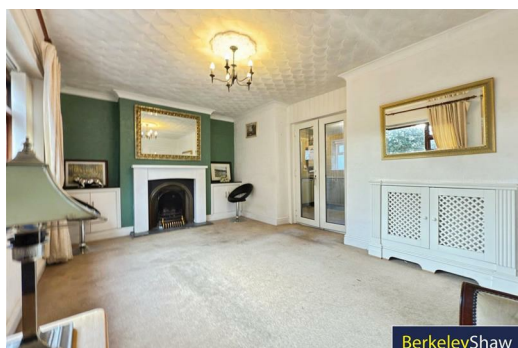
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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



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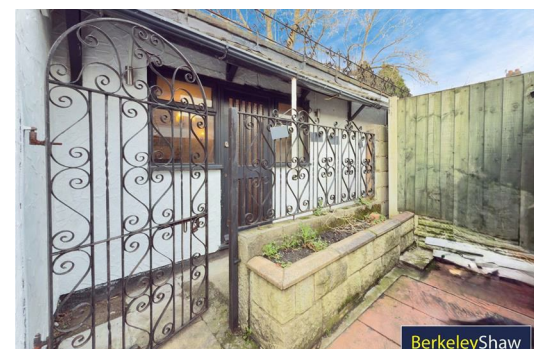
- Hall
- Lounge
- Kitchen/Breakfast Room
- Conservatory
- Downstairs WC
- 2ND Reception
- ENSUITE Bedroom 1 - Ground Floor
- Landing
- Bedroom 2
- Bedroom 3
- Jack & Jill Bathroom
- Family bathroom
- Loft Room

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
|   | 62  | 75        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |           |
| (92 plus) <b>A</b>  |   |           |
| (81-91) <b>B</b>  |   |           |
| (69-80) <b>C</b>  |   |           |
| (55-68) <b>D</b>  |   |           |
| (39-54) <b>E</b>  |   |           |
| (21-38) <b>F</b>  |   |           |
| (1-20) <b>G</b>   |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, contents and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given. Made with Helpscout (2022)



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