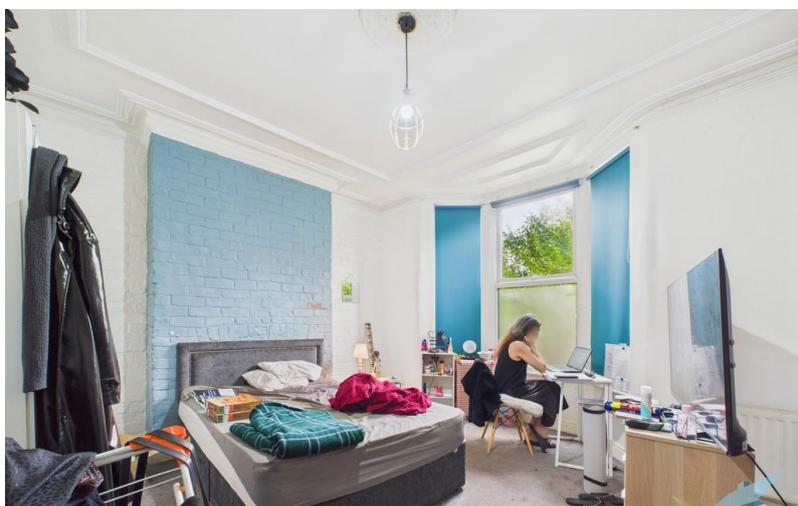
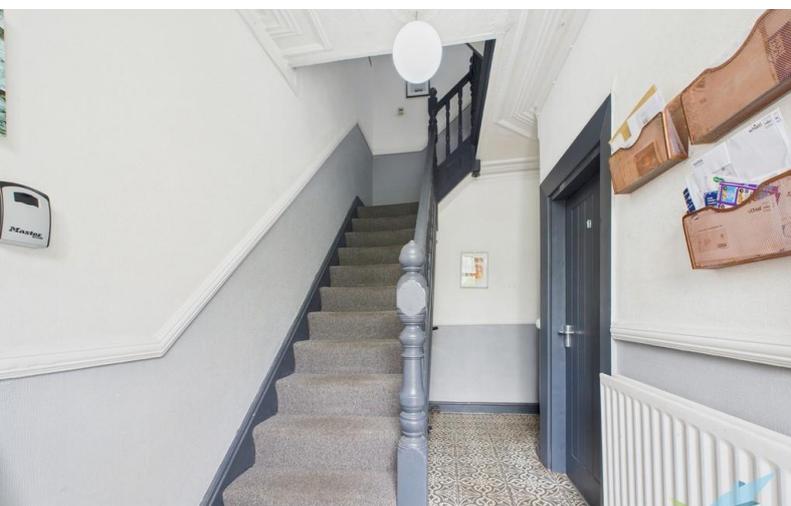


FOR SALE



Sheil Road, Kensington, Liverpool

6 Bedrooms, 2 Bathroom, Mid Terraced House

Starting Bid £220,500



Sheil Road, Kensington, Liverpool

6 Bedrooms, 2 Bathroom

Starting Bid £220,500

- Incredible Family Home OR HMO Opportunity with a 14.04% Yield
- Spacious Three Storey Property
- Six Great Sized Bedrooms
- Contemporary Fitted Kitchen
- Sunny Rear Courtyard



Martin and Co are delighted to offer for sale this family home or unique HMO investment opportunity with an Excellent 14.04% Yield so currently producing an excellent income (though can be sold with VACANT POSSESSION if wanted) It is located in a sought after area within a short distance to great local amenities including shops, bakeries, coffee shops, supermarkets, public transport links and great road links. Consisting of: hallway, lounge/diner, kitchen, utility room, six bedrooms, three bathrooms and a sunny rear courtyard garden.

Gross Rental Income: £30,960

Yield of : 14.04%

Council Tax Band = B

EPC GRADE = D

Freehold

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

HALLWAY A good sized hallway having tile effect flooring, double panel radiator, power points, under stairs storage area meter cupboard, access to downstairs rooms and staircase to first floor.

BEDROOM ONE 13' 6" x 12' 2" (4.13m x 3.73m) A fabulous spacious bedroom having power points, two double panel radiators and a double glazed bay window overlooking the front of the property.

LOUNGE/DINER A great space to unwind in this lounge diner with open plan to the kitchen and having wood effect flooring, column radiator, power points, and UPVC double glazed French doors leading to the sunny rear courtyard.

KITCHEN Having matching wall and base units with worktop over, stainless steel one and a half sink and drainer with mixer tap over and UPVC double glazed



window above, space for cooker with stainless steel extractor hood above, integrated fridge freezer, spotlights inset to ceiling and door leading to utility room.

UTILITY ROOM A great utility room access from the kitchen housing the boiler, plumbing for washing machines, space for free standing fridge/freezer and UPVC double glazed window.

LANDING ONE Having access to all rooms on the first floor and staircase to the second floor.

BATHROOM Having low flush WC, pedestal sink, walk in shower with shower over, wood effect linoleum flooring and a UPVC double glazed window.

WC Having tile effect flooring, low level WC, sink inset to vanity unit and chrome towel rail.

BEDROOM TWO 13' 6" x 11' 4" (4.12m x 3.46m) Another light and airy good sized double bedroom having power points, double panel radiator and a UPVC double glazed window.

BEDROOM THREE 11' 4" x 12' 2" (3.47m x 3.73m) A further

double bedroom having power points, radiator and a UPVC double glazed bay window with window seat.

BEDROOM FOUR 9' 2" x 8' 6" (2.81m x 2.61m) Another bedroom having power points, radiator and a UPVC double glazed window.

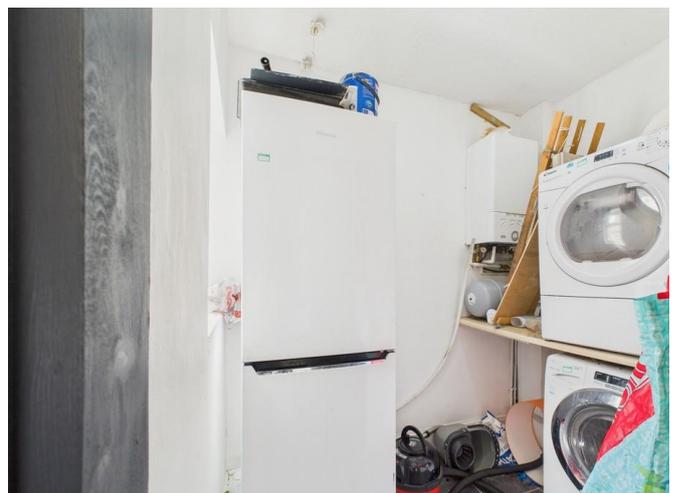
LANDING TWO A spacious landing having sky light and access to rooms on second floor.

BATHROOM TWO Having tile effect flooring, low level WC, bath with shower attachment, pedestal sink and sky light.

BEDROOM FIVE 12' 6" x 11' 5" (3.83m x 3.49m) Another light and airy double bedroom having power points, double panel radiator and two UPVC double glazed windows.

BEDROOM SIX 9' 3" x 8' 6" (2.84m x 2.61m) A further bedroom having power points, radiator and a double glazed window.

OUTSIDE A lovely sunny rear courtyard bordered by walling where you can while away those long hot



summer days.

AUCTIONEERS NOTES 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. 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.