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2 Eltham Street

, Liverpool, L7 9LS

Auction Guide £90,000

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000. 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.

Fantastic opportunity for investment, being sold with a tenant in situ with a great rental yield of over 10%. The property is presented to a high standard and is being well maintained by the tenants.
It briefly comprises of entrance hall leading to two reception rooms which follows onto the stylishly modern fitted kitchen with integrated appliances. There is also a shower room downstairs. Following to the first floor there are two spacious double bedrooms, a large single bedroom and a modern family bathroom featuring shower and a smaller single bedroom. To the rear of the property is located a sizeable back yard with astro turf and access to a small shed.

A survey has been carried out, and some areas have been flagged as attention needed. Please make your own enquiries if you are seeking to get a mortgage on the property.

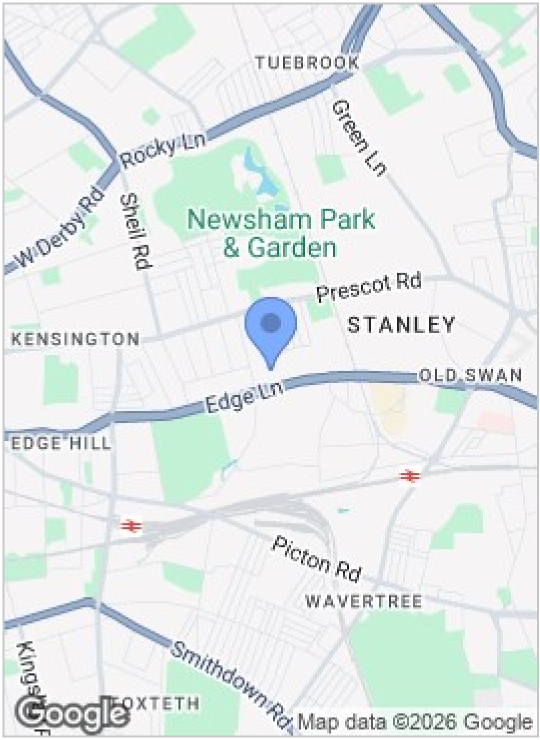
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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

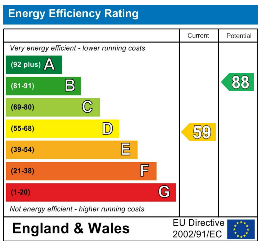
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 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.

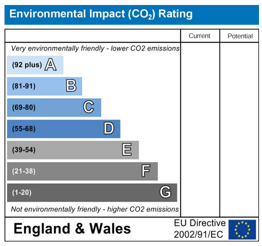
Area Map



Floor Plans

Energy Efficiency Graph





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