



Thornton Street, Litherland, L21 8PG By auction £95,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000

Grosvenor Waterford are pleased to offer for Auction this three bedroom end townhouse situated in a small cul de sac, just off Linacre Road and close to the Leeds Liverpool Canal. The accommodation briefly comprises; entrance hall, downstairs w.c., living room, dining room, kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom. Outside there is a good sized rear garden and open plan front. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal property for a first time buyer or investor - viewing recommended.



Entrance Hall
uPVC front door, built in cupboard, laminate flooring, stairs to first floor

Downstairs W.C.
low level w.c., wash hand basin, laminate flooring, tiled walls

Living Room
11'5" x 15'1" (3.50m x 4.61m)
uPVC double glazed window to front aspect, radiator, double opening doors to dining room

Dining Room
11'5" x 10'9" (3.50m x 3.28m)
uPVC double glazed french doors to conservatory, radiator, laminate flooring, open to kitchen

Kitchen
6'1" x 9'6" (1.87m x 2.91m)
fitted kitchen with a range of base and wall cabinets, uPVC double glazed window to rear aspect

Conservatory
13'11" x 8'3" (4.25m x 2.53m)
uPVC double glazed conservatory with french doors to rear garden

First Floor
Landing
built in cupboard, radiator, access to loft space

Bedroom 1
9'6" x 12'8" (2.90m x 3.88m)
uPVC double glazed window to rear aspect, radiator

Bedroom 2
7'1" x 10'5" (2.17m x 3.18m)
uPVC double glazed window to front aspect, radiator, built in cupboard

Bedroom 3
10'2" x 13'1" (3.11m x 4.01m)
uPVC double glazed window to front aspect, radiator

Bathroom
8'4" x 5'6" (2.55m x 1.69m)
shower cubicle with electric shower, wash hand basin and low level w.c., tiled walls, uPVC double glazed frosted window to rear aspect

Outside
Rear Garden
patio, lawn and shed

Front Garden
open to front to provide potential off road parking

Additional Information
Tenure : Freehold
Council Tax Band : A
Local Authority : Sefton

Agents Note
Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate. We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.

Auctioneers Comments
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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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			