

Grosvenor Waterford
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Dewsbury Road, Anfield, Liverpool, L4 2XG

The Property Ombudsman

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £60,000
Grosvenor Waterford are pleased to offer for Sale this well presented two bedroom terraced property situated just off Priory Road in this popular residential area. The property briefly comprises; living room, dining room and kitchen. To the first floor there are two bedrooms and a bathroom. Outside there is an enclosed rear yard. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal purchase for an investor or first time buyer.

By auction £60,000







Living Room 12'1" x 11'1" (3.70m x 3.40m)



uPVC entrance door and two uPVC double glazed windows to front aspect, electric fire in feature surround, radiator, laminate flooring

Dining Room 12'1" x 11'5" (3.70m x 3.50m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, stairs to first floor

Kitchen 7'11" x 6'3" (2.42m x 1.91m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, cooker, space for fridge freezer and washing machine, laminate flooring, part tiled walls, uPVC double glazed window to rear aspect, door to rear yard

First Floor

Landing

access to loft space, built in cupboard

Bedroom 1 12'1" x 11'4" (3.70m x 3.46m)



uPVC double glazed window to front aspect, radiator, laminate flooring

Bedroom 2 11'3" x 6'9" (3.43m x 2.07m)



uPVC double glazed window to rear aspect, radiator

- 2 Bed Mid Terrace
- uPVC Double Glazing
- EPC Rating D
- Gas Central Heating
- No Chain

Bathroom 7'11" x 6'3" (2.42m x 1.91m)



uPVC double glazed frosted window to rear aspect, white panelled bath with electric shower over, wash hand basin, white low level w.c, heated towel radiator, storage cupboard

Outside

Rear Courtyard



enclosed rear yard, gated access to alley, brick storage area

Auctioneers Coments

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

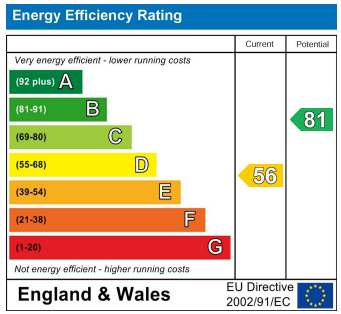
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can 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.
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'.

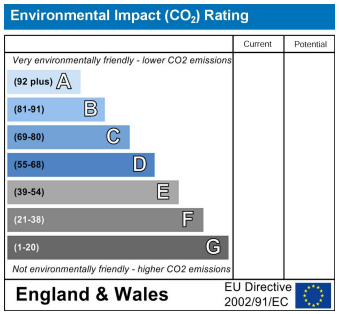
Additional Information

Tenure : Freehold
Council Tax Band : A
Local Authority : Liverpool

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.












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