



Marina Crescent, Netherton, Bootle, L30 1RL

Grosvenor Waterford  
ESTATE AGENTS LIMITED



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000

Grosvenor Waterford are pleased to offer for Auction this extended three bedroom semi detached house situated in a popular location off Park Lane and convenient for local shops, schools and Aintree Station. The spacious accommodation briefly comprises; entrance hall, living room and dining kitchen. To the first floor there are three bedrooms and a shower room. Outside there is a very good sized rear garden and walled front with open access to a paved driveway. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this property would make a perfect family home - early viewing recommended.

By auction £130,000



### Entrance Hall



uPVC double glazed front door and window, radiator, stairs to first floor

### Living Room 19'9" x 10'7" (6.02m x 3.24m)



uPVC double glazed window to front aspect, gas fire in feature surround, radiator, uPVC double glazed patio doors to rear garden

### Extended Dining Kitchen 19'9" x 7'6" (6.04m x 2.31m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, laminate flooring, tiled splashbacks, radiator, under stairs cupboard, uPVC double glazed windows to side and rear aspects

### First Floor

#### Landing

uPVC double glazed window to side aspect, built in cupboard, access to loft space, wall mounted heater

### Bedroom 1 9'9" x 10'6" (2.99m x 3.22m)



uPVC double glazed window to front aspect, radiator

### Bedroom 2 9'10" x 7'7" (3.00m x 2.32m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes

### Bedroom 3 8'6" x 7'8" (2.61m x 2.35m)



uPVC double glazed window to rear aspect, radiator

### Shower Room 4'6" x 7'9" (1.38m x 2.38m)

shower cubicle with electric shower, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to front aspect

### Outside

### Rear Garden



good sized rear garden laid mainly to lawn with borders

### Front Garden

walled front with gated access to paved driveway and gravel border, gated access to rear garden

### Additional Information

Tenure : Freehold  
Council Tax Band : B  
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](http://www.gov.uk/government/organisations/land-registry).

### 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'.





