

FOR SALE



Hallville Road, Allerton, Lierpool
Starting Bid £260,000


MARTIN & CO



Hallville Road, Allerton, Lierpool

6 Bedrooms, 2 Bathroom

Starting Bid £260,000

- Amazing Family Home
- Great Original Features
- Six Generous Sized Bedrooms
- Fabulous Rear Courtyard Garden
- Three Spacious Reception Rooms

Being Sold via Secure Sale online bidding Terms & Conditions apply. Starting Bid £260,000 through Pattinson Auction. A statuesque family home situated within the highly sought-after Allerton area of South Liverpool, one of the city's premier residential districts. This highly sought after residential area is ideally positioned within walking distance of the vibrant and cosmopolitan Allerton Road, residents can enjoy an excellent selection of shops, cafés, restaurants, supermarkets and good schools together with convenient access to local train stations and Liverpool John Lennon Airport, as well as being perfectly located for enjoying the beautiful green open spaces of Calderstones Park and Sefton Park.

Although requiring some renovation, this very substantial home offers enormous potential and though currently arranged as two separate apartments it easily lends itself to reconfiguration as a superb single family residence. Further benefiting from its own rear courtyard garden this is a very rare opportunity to acquire a distinctive home in a prestigious location. Offered with no onward chain.

Freehold

Council Tax band = C

EPC GRADE = TBC

Early viewing is highly recommended - call now to avoid disappointment.

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

VESTIBULE 7' 10" x 3' 1" (2.39m x 0.96m) A great sized vestibule showing the original features vein going throughout this outstanding home and having built in storage and beautiful mosaic flooring, door to stairs to the first and second floors and door to the downstairs hallway.



Entered through the front door with pretty original feature round window leading into the hallway via an inner glass door with beautiful original Victorian type tiled floor.

HALLWAY 8' 9" x 4' 2" (2.68m x 1.29m) Showing stunning architectural features with its architrave, mouldings and tall ceilings, and having power point double panel radiator and access to all downstairs rooms.

HALLWAY 4' 1" x 4' 1" (1.26m x 1.26m) Bright staircase leading to the first floor.

RECEPTION ROOM ONE 14' 10" x 14' 10" (4.53m x 4.53m) Impressive spacious and airy formal sitting room having feature fire on slab hearth, power points, double panel radiator, gas meter and complimented by an amazing sized UPVC double glazed walk in bay window to front aspect.

RECEPTION ROOM TWO 14' 9" x 12' 1" (4.52m x 3.69m) A further generously sized, light-filled room featuring power points, a storage cupboard housing the Baxi boiler, double panel radiator, and a UPVC double glazed door with windows above and to either side providing delightful views and direct access to the sunny rear garden while allowing an abundance of natural light to flood the room.

MORNING ROOM 11' 0" x 9' 6" (3.36m x 2.92m) Accessed from the hallway and having feature gas fire inset to wall, power point, built in

storage, access to the kitchen and a UPVC double glazed window with views over the rear garden.

KITCHEN 7' 1" x 6' 8" (2.17m x 2.05m) This kitchen features a stainless steel sink inset to worktop sink, power points, double panel radiator, tiled flooring, access door to the garden as well as to the downstairs bathroom and UPVC double glazed window.

BATHROOM 7' 0" x 5' 4" (2.15m x 1.63m) This bright bathroom includes a low flush WC, walk in shower with shower over, pedestal sink, fan heater, double panel radiator, window with frosted glass and a UPVC double glazed frosted glass window.

LANDING 8' 2" x 6' 9" (2.51m x 2.07m) This impressive landing provides access to all first floor rooms and once again beautiful original features, built-in storage, along with a staircase to the second floor.

MASTER BEDROOM 15' 3" x 12' 0" (4.65m x 3.67m) This spacious and bright room benefits from power point and beautiful UPVC double glazed walk in bay window throwing in streams of natural light.

BEDROOM TWO 14' 11" x 11' 5" (4.57m x 3.50m) A further very spacious bedroom having power point and a UPVC double glazed door with windows either side offering views and access to the



staircase leading down to the sunny rear garden.

BEDROOM THREE 9' 10" x 7' 11" (3.00m x 2.43m) Another bedroom having power points and a UPVC double glazed window with front aspect.

BEDROOM FOUR/KITCHEN 8' 4" x 6' 6" (2.55m x 1.99m) Currently used as a kitchen (with stainless steel sink and drainer and cooker) but easily transferred back to a bedroom and having power points, UPVC double glazed window overlooking the rear garden.

BATHROOM 8' 5" x 6' 6" (2.57m x 1.99m) Having a low flush WC, pedestal sink, panel bath and UPVC double glazed frosted glass window.

SECOND FLOOR LANDING 8' 3" x 3' 7" (2.53m x 1.11m) Having a beautiful high ceiling, great sized under eaves storage cupboard, roof window making this a light and bright landing and access to all second floor rooms.

BEDROOM FIVE 20' 2" x 14' 1" (6.15m x 4.30m) Occupying a prominent position at the top of the property, this grand and characterful room is rich in timeless charm and original features. A striking mirror enhances the sense of space, while the impressive angled roofline converges at the centre of the room around an

original box ceiling rose, creating a truly distinctive focal point. The room further benefits from original floorboards, power points, and a beautiful original feature fireplace set upon a hearth with a decorative wooden surround.

Adding to its unique appeal, a historic crest sits proudly above the doorway, reflecting the heritage and individuality of the home. A UPVC double glazed window frames pleasant side views towards the distant hills while allowing an abundance of natural light to flood the space.

BEDROOM SIX 8' 1" x 6' 10" (2.47m x 2.09m) This room is spacious enough to be used as either a bedroom or an office and features a window looking into the hallway and in eaves storage.

OUTSIDE The property is approached from steps to the front door and has a side garden which is bordered by shrubs. The sunny rear garden is bordered by walling with an access door to the rear entry, it is mainly laid to hard standing for ease of maintenance but would make an ideal garden in which to spend those long hot summer days with family and friends

AUCTIONEERS 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.

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 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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Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾
152.9 m²
Reduced headroom
4.4 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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