

**FOR SALE**



**Shirley Road, Liverpool**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Starting Bid £230,000**



## Shirley Road, Liverpool

3 Bedrooms, 1 Bathroom

Starting Bid £230,000

- Wonderful Family Home
- Sought After Leafy Suburb
- Two Great Reception Rooms
- Three Spacious Bedrooms
- Great Sized Rear Garden

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £230,000. 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.

Martin and Co are delighted to offer for sale this beautiful, three bedroom family home in a wonderful leafy suburb of South Liverpool. Situated in a sought after Cul-De-Sac position, where all your amenities are right on your doorstep such as, shops, restaurants, Public Transport Links and Excelling schools. When entering this property, it expresses what a lovely family home this has been and is now waiting for its new owners to fill it full of new memories! Comprising: Hallway, Spacious lounge, dining room, kitchen, three good sized bedrooms, family bathroom, lovely sunny rear garden and driveway to the front of the property.

EPC GRADE = D  
 FREEHOLD PROPERTY  
 Council tax band- C

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



**HALLWAY 12' 7" x 6' 6"** (3.84m x 1.99m) An inviting Hallway setting the stylish tone throughout this property and having wood effect flooring, wooden entrance door, under stairs storage cupboard, radiator, and stairs to first floor

**LOUNGE A** A beautiful light and airy living room having wooden effect flooring, radiator, power points, feature fireplace with wooden mantelpiece and a UPVC double glazed pretty walk in bay window throwing in streams of natural light.

**LOUNGE 2 12' 4" x 11' 2"** (3.76m x 3.41m) A light and airy living room having wood effect flooring, radiator, power points and a UPVC patio door as well as UPVC double glazed windows offering views into the rear garden

**KITCHEN 8' 11" x 6' 7"** (2.72m x 2.02m) Having a



range of wall and base units with worktop over, tiled flooring, sink and drainer inset to worktop with mixer tap over, integrated oven, gas hob inset to worktop, wooden door leading to rear garden, tiled walls, power points, space for plumbing washing machine, UPVC double glazed window overlooking rear garden.

**LANDING 8' 6" x 3' 2" (2.61m x 0.99m)** Having carpet flooring, UPVC double glazed frosted window, access to all first-floor rooms and loft access

**MASTER BEDROOM 14' 6" x 9' 11" (4.42m x 3.04m)** A great sized master bedroom with wood effect flooring, fitted wardrobes, radiator, and power points and a UPVC double glazed bay window overlooking front garden.

**BEDROOM TWO 11' 3" x 11' 5" (3.44m x 3.50m)** Another great sized room with wood effect flooring, fitted wardrobes, radiator, UPVC double glazed window overlooking rear garden and power points.

**BEDROOM THREE** Having radiator, power points and a UPVC double glazed window overlooking the front garden.

**BATHROOM 5' 9" x 6' 6" (1.77m x 2.00m)** A fully fitted bathroom with panelled bath and shower over, vanity sink unit, low level W.C, tiled walls and flooring, spotlights inset to ceiling, heated towel rail, and UPVC double glazed frosted glass window.

**OUTSIDE** The front of the property benefits from flagged driveway for off road parking, flower beds with small shrubs and brick wall surround.

The sunny rear garden is a great size, being partly flagged for ease of maintenance with flower beds, shrubs and fenced surrounds. The rear garden also benefits from an outhouse with space and plumbing for washing machine and electric.

**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.

#### ADDITIONAL INFORMATION

Located on a coalfield-No

Mobile coverage-Yes

Flood risk status- Very low risk of flooding



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Floor 1



Floor 2

## Martin & Co Liverpool

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.