

WITHDRAWN



Lyndor Road, Woolton, Liverpool
Starting Bid £225,000

MARTIN&CO



Lyndor Road, Woolton, Liverpool

4 Bedrooms, 1 Bathroom

Starting Bid £225,000

- Wonderful Family Home
- Highly Desirable Residential Suburb
- Two Reception Rooms
- Four Bedrooms
- Stunningly Private Sunny Rear

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000. Martin and Co are delighted to offer for sale this wonderful property sitting on a fantastic plot situated in the heart of the charming and sought after Woolton area. Boasting a strong sense of community, peaceful surroundings, and close proximity to great local amenities, schools, green spaces, and wonderful local parks such as Camp Hill and Reynolds Park as well as being easy distance to Allerton Road, train station and great local public transport and motorway links nearby. Though in need of modernisation this fantastic home consists of Hallway, two reception rooms, kitchen, four bedrooms, bathroom, WC, front garden with driveway, garage and a fabulous colourful rear garden. EPC GRADE = D All measurements are approximate and cannot be relied upon for any future purpose and no liability is taken for any errors. IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE / Sold via secure sale. 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



HALLWAY 15' 5" x 5' 10" (4.70m x 1.78m) A

welcoming hallway having under stair storage, radiator, cupboard housing electric and gas meters, staircase to the first floor and access to all downstairs rooms.

RECEPTION ROOM ONE 13' 0" x 11' 9" (3.98m x 3.60m) A beautifully appointed spacious, bright and airy reception room with power points, radiator, feature fire surround and pretty views from the front aspect with the UPVC double glazed window.

RECEPTION ROOM TWO 11' 7" x 10' 9" (3.54m x 3.29m) Another great sized reception room with feature fire, power points, radiator and window offering views of the stunning sunny rear garden.

KITCHEN 7' 5" x 9' 9" (2.27m x 2.99m) A light filled kitchen having a selection of wall and base units with worktop over, stainless steel sink and drainer with window above with views of the pretty rear garden, space for cooker, space and plumbing for washing machine and fridge freezer, tiled floor, part tiled walls and door offering access to the rear garden and

LANDING 11' 1" x 3' 2" (3.38m x 0.98m) A bright and airy landing with carpet flooring, loft hatch and access to all first floor rooms.

MASTER BEDROOM 13' 8" x 11' 9" (4.18m x 3.60m) A wonderful spacious light filled bedroom having power points, double panel radiator, built in wardrobes and a UPVC double glazed window throwing in streams of natural light and offering stunning views on a clear day of the peak district to the right and the Pennines to the left.

BEDROOM TWO 11' 6" x 10' 3" (3.53m x 3.13m) A further great sized light filled bedroom having power points, cupboard housing hot water tank and window overlooking the sunny rear garden.

BEDROOM THREE 17' 0" x 9' 4" (5.19m x 2.87m) A fantastic sized bedroom with carpet flooring, radiator and power points and dual aspect windows with



beautiful views over the front aspect or the beautiful rear garden

BEDROOM FOUR 10' 1" x 5' 10" (3.09m x 1.78m)

Having radiator, power point and a pretty UPVC double glazed bay window with beautiful views over the hills beyond.

BATHROOM 6' 2" x 4' 8" (1.90m x 1.44m) A bright bathroom having pedestal sink, panel bath, part-tiled walls and frosted glass window.

WC 3' 6" x 2' 5" (1.08m x 0.74m) Having low flush WC, part-tiled walls, cushion flooring and frosted glass window

GARAGE 17' 0" x 9' 7" (5.20m x 2.94m) A spacious wide garage having electricity and power points.

OUTSIDE The front of the property benefits from a driveway for off road parking and leads to the garage,

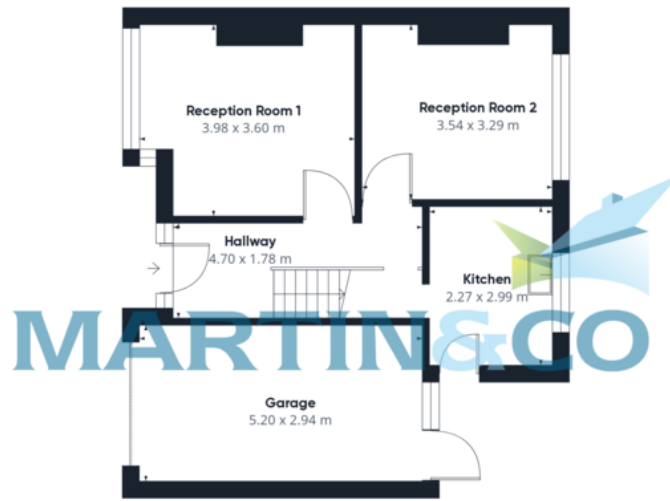
it has a low boundary wall and a range of shrubbery. The absolutely stunningly beautiful, colourful and private sunny rear garden has a generously sized lawned area with a range of beautiful plants and trees, numerous little private seating areas with a great terraced area and fenced boundaries. This wonderful sunny and magical garden is a fabulous place to enjoy 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. 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.







Floor 1



Floor 2



Approximate total area⁽¹⁾
108.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

