

FOR SALE



The Bridge Club
Starting Bid £405,000


MARTIN&CO



The Bridge Club

10 Bedrooms, 5 Bathroom

Starting Bid £405,000

- Statuesque and Impressive Property
- Highly Desirable Residential Suburb
- Extensive Accommodation
- Planning Permission for First floor Apartments

Being sold via Secure Sale online bidding with Pattinson Auctions. Terms & Conditions apply. Starting Bid £405,000

An amazing, statuesque, immense and impressive property set on an extensive plot with an attractive garden in the highly sought after Princess Park & Sefton Park areas, close to great local amenities, road links, public transport and easy distance to Liverpool Town Centre. Boasting four reception rooms enjoying generous proportions throughout, ladies and gents bathrooms, library, office, two kitchens, basement with five good sized rooms with two further rooms off. There is also a separate entrance to the first floor and through a listed building there is planning permission in place here for three apartments. There are ten plus rooms, two en-suites, WC, Kitchen, utility room and access via a staircase to the first floor of the property.

Though in need of some modernisation, the scale, layout and period character offers endless possibilities for enhancement which would make this architectural gem a stand out property for any lucky buyer and a viewing is highly recommended to appreciate the vastness, high quality features and investment potential that this unique property has to offer. **MUST VIEW**

VESTIBULE 7' 2" x 6' 4" (2.20m x 1.94m) Main entrance to the Bridge Club is through the wooden front door and has window overlooking the courtyard and wooden internal door leading to the hallway

HALLWAY 7' 1" x 21' 0" (2.17m x 6.42m) An inviting hallway setting the style throughout this mammoth property and having radiator, power points, staircase to apartments on the first floor and access to all ground floor rooms.



RECEPTION ROOM ONE 22' 2" x 18' 9" (6.78m x 5.74m) A fabulous grand sized reception room (currently being used as a games room) having archway through to a secondary reception room, power points, two radiators and beautiful grand sized bay windows throwing in streams of natural light.

RECEPTION ROOM TWO 23' 6" x 16' 11" (7.18m x 5.17m) A further large reception room leading from the main reception room (also currently being used as a game room) and having power points, two radiators, door leading to an inner hallway and tall considerably sized windows again with flowing in natural light.

INNER HALLWAY 7' 10" x 4' 5" (2.39m x 1.35m) Entered through the second reception room and has access to further rooms.

OFFICE 8' 0" x 7' 0" (2.46m x 2.15m) A great office room having radiator and storage space.

CLOAKROOM 5' 0" x 6' 10" (1.54m x 2.10m) Having hanging space and wooden door leading to Men's WC

MEN'S WC 5' 8" x 8' 9" (1.74m x 2.67m) A spacious and bright room having low level WC bathroom stall, pedestal sink, two urinals, radiator and frosted glass window.

RECEPTION ROOM FOUR 17' 8" x 16' 0" (5.41m x 4.90m) Another

welcoming reception room consisting of two radiators, power points and a door leading to the outside inviting in daylight.

LIBRARY 14' 4" x 15' 3" (4.39m x 4.66m) An inviting room which is entered through an archway from the main hallway, consisting of a radiator, power points, windows and smaller room off it storage cupboards.

CLOAKROOM 1 6' 8" x 8' 9" (2.04m x 2.68m) A spacious cloakroom, with a build in sink ,storage cupboards , a radiator and a tall glass window inviting in daylight.

KITCHEN 13' 0" x 8' 10" (3.97m x 2.71m) The kitchen boasts a range of contemporary base and drawer units with worktops incorporating stainless steel sink unit and tap and a fitted oven. It also has a great deal of storage and shelving place, radiators and power points.

BASEMENT All rooms in the basement have electricity.

Hallway 7.26 x 2.36

Offering access to all basement rooms and having electricity.

Room One 5.26 x 4.08

Having what looks like an original bottom loader oven.

Room Two 4.26 x 3.68

Having electricity and access to a second room, room A

Room Two A

Having electric



Room Three 3.09 x 1.89
Room Four 2.39 x 2.05
Room Five 2.15 x 1.61
Room Five A

RECEPTION ROOM THREE 14' 1" x 16' 11" (4.31m x 5.17m)
Another welcoming reception room, consisting of radiator, power points, storage cupboard and tall windows making this a light and airy room.

SEPERATE ENTRANCE SECOND FLOOR This is a seperate entrance to the second floor apartments, though you can access this floor from the staircase in the main building hallway. Here there is a storage cupboard, further beautiful staircase with hallway door.

FIRST FLOOR RECEPTION LANDING An open space made light and bright by the size and having two good sized windows and leading through to the inner hallway.

INNER HALLWAY 10' 1" x 7' 1" (3.08m x 2.18m) A great sized hallway opening up to a rather spacious area where access to all first floor rooms can be found.

ROOM ONE 22' 6" x 9' 4" (6.88m x 2.86m) A good sized room having radiator, power points and two tall windows making it light and airy.

ROOM TWO 22' 1" x 9' 0" (6.74m x 2.75m) A further good sized room having beautiful tall ceilings, radiator, power points and long

high window again making it light and airy.

ROOM THREE 15' 10" x 9' 2" (4.83m x 2.80m) A fabulous sized room having radiator, power points, great sized window throwing in huge amounts of natural light and access to the bathroom.

SHOWER ROOM 6' 5" x 5' 10" (1.97m x 1.79m) Having low flush WC, pedestal sink, part tiled walls, walk in shower with shower over and access door to room four.

ROOM FOUR 17' 10" x 11' 5" (5.46m x 3.49m) Another spacious room having radiator, power points, window and access door to the bathroom.

ROOM FIVE 14' 4" x 11' 5" (4.37m x 3.50m) This spacious room has radiator, power point, window and access door to the utility room.

UTILITY ROOM 8' 0" x 6' 8" (2.46m x 2.05m) Accessed from room five and offering access to a large kitchen this room has power points, plumbing for washing machine and storage cupboards.

KITCHEN/BREAKFAST ROOM 14' 1" x 9' 9" (4.30m x 2.98m) A fabulous sized kitchen having a range of matching base and wall units with worktop over, stainless steel sink and drainer inset to worktop with mixer tap over and tall ample sized window above with views over the courtyard, space for both electric and gas cookers, power points and door to main hallway. This is a fantastic sized kitchen with plenty of space for a dining table and chairs.

BATHROOM 14' 0" x 12' 10" (4.29m x 3.92m) Again a rather considerable sized bathroom having low flush WC, pedestal sink, walk in shower with shower over, double panel radiator, chrome towel radiator, storage cupboard and tall window with half frosted glass.

ROOM SIX 16' 8" x 14' 9" (5.09m x 4.52m) A rather substantial sized room having fitted wardrobes from one side of the room to the other, power point, radiator, beautiful ceiling mouldings and tall window making this a light and bright space.



INNER HALLWAY 12' 4" x 6' 7" (3.77m x 2.03m) This access hallway connects rooms 3,4,7 and 8 to this floor.

WC 5' 11" x 3' 4" (1.81m x 1.03m) Having WC, corner sink and frosted glass window.

ROOM SEVEN 10' 9" x 9' 2" (3.30m x 2.80m) Having radiator, corner sink, power point, window and door offering access to a mini hall with access door to the stairs which lead to the main ground floor of the property.

ROOM EIGHT A further room with stunning architectural ceiling mouldings and tall great sized frosted, coloured glass window.

MINI HALLWAY 5' 6" x 5' 5" (1.68m x 1.67m) With access to rooms 7, 4 and 3, there is WC and a boiler room housing the Worcester boiler.

ROOM NINE 12' 11" x 10' 1" (3.95m x 3.09m) Accessed from the main hallway via a staircase into a smaller hall, this spacious room having double panel radiator, window over side of the property and steps to room further room.

ROOM NINE A 15' 1" x 12' 0" (4.62m x 3.68m) Accessed from room nine and having power points, radiator and window over the side of the property.

ROOM TEN 15' 8" x 13' 3" (4.79m x 4.04m) Accessed from the hallway and having power point, double panel radiator, door to bathroom and window making this a light and airy room.

EN SUITE 13' 8" x 4' 5" (4.19m x 1.35m) Having low flush WC, pedestal sink, panel bath with shower over, wood effect flooring, double panel radiator, part tiled walls and small window.

OUTSIDE The property is approached through the driveway which leads to the rear of the property giving ample parking space.

The wonderful sunny garden is bordered by low walling and fencing with access gate leading to the front driveway, it is mainly laid to lawn for ease of maintenance and there are a number of long standing trees and shrubs. This is an ideal place 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.



