

FOR SALE



Curlender Way, Hale, Liverpool

3 Bedrooms, 1 Bathroom, Link-Detached Bungalow

Starting Bid £125,000


MARTIN&CO



Curlender Way, Hale, Liverpool

3 Bedrooms, 1 Bathroom

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- Fabulous Bungalow
- Three Spacious Bedrooms
- Highly Desirable Residential Suburb
- Private Rear garden
- Good Sized Kitchen

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000. 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 present this gem of a property nestled in the highly sought after Village of Hale in the highly coveted Curlender Way. This home boasts an advantageous location offering both tranquillity and accessibility. Enjoy the charm of the area with the beautiful Hale Park and Hale Coastline (a local favourite for hiking) only a stone's throw away. Easy distance to great local amenities, road links and airport. This perfectly positioned property, although in need of some renovation would make the ideal home. Don't miss out on this incredible opportunity to purchase a quintessentially British home in this coveted, scenic location.

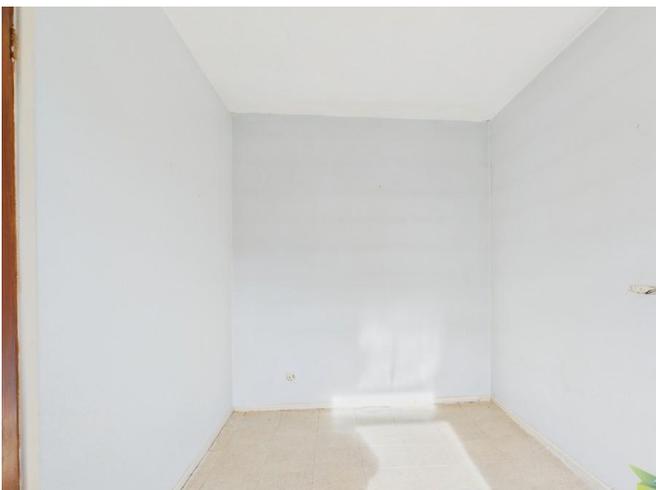
LEASEHOLD : Freehold can be purchased through Halton Council for £750.00
 Lease years -945
 Ground rent ONLY - £5 pa
 Council Tax Band = C

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

PORCH 5' 6" x 4' 3" (1.68m x 1.32m) Access the property via the Porch, part UPVC double glazed and part brick porch which is light and spacious with front door access into the main hallway.

HALLWAY 11' 10" x 4' 4" (3.61m x 1.33m) A bright and open entrance hallway allowing access to all rooms and having radiator, power points, loft hatch and two storage cupboards.

LOUNGE 18' 6" x 13' 2" (5.64m x 4.03m) A beautifully situated and very spacious lounge with high ceilings, radiator, power points, feature fireplace, loft access and UPVC double glazed patio doors with windows either side throwing in streams of natural light and offering access to the private





terrace and rear garden.

KITCHEN 11' 2" x 7' 0" (3.41m x 2.15m) A generous sized kitchen having matching wall and base units with worktop over, stainless steel sink and drainer, power points, door offering access to the hallway and a UPVC double glazed window overlooking the pretty front garden.

MASTER BEDROOM 11' 3" x 9' 11" (3.44m x 3.04m) A generous sized master bedroom having built in storage, power points, radiator and views of the beautiful front garden from the UPVC double glazed window, making this a light and airy room.

BEDROOM TWO 13' 0" x 7' 3" (3.98m x 2.21m) A spacious light and airy second bedroom having power points, radiator, built in cupboard. and a UPVC double glazed window with views over the private sunny rear garden.

BEDROOM THREE 13' 0" x 7' 3" (3.98m x 2.21m) A good third bedroom having radiator, power points and a UPVC window with views of the sunny rear garden.

BATHROOM 6' 3" x 5' 6" (1.91m x 1.68m) Having tile effect

flooring, shower cubicle with electric shower over, sink, low level WC, radiator and UPVC double glazed window.

GARAGE 12' 2" x 8' 0" (3.72m x 2.46m) The garage space is currently split into two, having storage at the front, power points, gas and electric meters and door leading to the rear room . This rear room is a great size and could be used for a number of purposes.

OUTSIDE From the front access the property is approached via a gated pathway and has a sizeable garden to the front, the property has a selection of shrubs and trees and offers a sense of security and privacy as well as a driveway. The sunny private rear garden is bordered by fencing with a selection of plans trees and shrubs, there is a lean to greenhouse area attached to the rear of the house which is ideal to uses as a sunny sitting area or plant room. The garden is mainly laid to terracing and is a fabulous space to spend time with family and friends on those long hot summer days.

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



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Martin & Co Liverpool

19 Allerton Road • • Liverpool • L18 1LG
T: 0151 428 6922 • E: liverpoolsouth@martinco.com

0151 428 6922

<http://www.martinco.com>



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.