



29 Beech Grove, Liverpool, Lancashire L21 1BP

Starting Bids From £105,000

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000

An excellent opportunity to acquire a lovely 4 BED MID TERRACE PROPERTY which would be well suited to a first time buyer or investor. To the ground floor is a vestibule, entrance hallway, Through-Lounge, Morning Room and Kitchen. To the first floor are 4 bedrooms and a Family Bathroom. Externally there is a courtyard.

Contact Berkeley Shaw Crosby to arrange your viewing. 0151 924 6000.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale.

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.



Vestibule

5'2" x 3'7" (1.6 x 1.1)

UPVC external door, tiled floor.

Hallway

5'2" x 13'9" (1.6 x 4.2)

Radiator, laminate floor.

Lounge / Dining Room

15'5" x 10'9" (4.7 x 3.3)

UPVC double glazed bay window, radiator. Through to Dining Room with UPVC double glazed window, radiator.

Morning Room

9'2" x 5'2" (2.8 x 1.6)

Radiator, tiled floor.

Kitchen

8'6" x 11'5" (2.6 x 3.5)

Range of wall and base units, stainless steel sink with mixer tap, electric hob and oven, tiled floor, UPVC double glazed window, UPVC double glazed door leading to rear courtyard,.

Bedroom 1

15'5" x 11'1" (4.7 x 3.4)

UPVC double glazed bay window, radiator, laminate floor.

Bedroom 2

10'2" x 5'2" (3.1 x 1.6)

UPVC double glazed bay window, radiator, laminate floor.

Bedroom 3

13'9" x 11'1" (4.2 x 3.4)

UPVC double glazed bay window, radiator, laminate floor.

Bedroom 4

7'10" x 3'11" (2.4 x 1.2)

UPVC double glazed window, Combi boiler, radiator, laminate floor

Family Bathroom

Low level WC, pedestal sink, bath with electric shower overhead, mirrored storage unit, UPVC double glazed window, tiled walls and floor.

Outside

The front area is flagged and there is a courtyard to the rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other parts are approximate and the responsibility lies for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used on solely by any prospective purchaser. The architect, surveyor and agent/estate agent have not been tested and no guarantee is given for their compliance of efficiency or other green. Made with Metrepro 0.0022

