



## 51 Great Mersey Street, Liverpool, Merseyside L5 7SS

Starting Bids From £70,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000

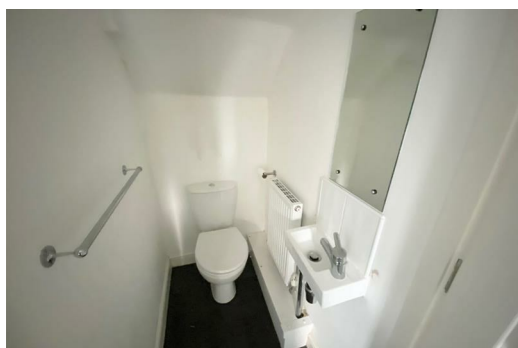
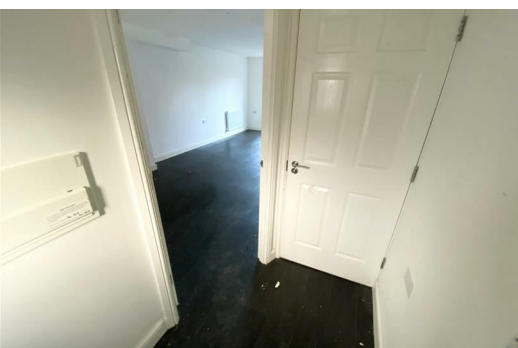
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Berkeley Shaw are pleased to offer this THREE BEDROOM END TOWN HOUSE in Great Mersey Street FOR SALE via Secure Online Auction. This property has some fire and water damage following a fire in the attached property.

This is an Excellent Investment Opportunity and will require full refurbishment throughout, property comprised of Openplan living to the ground floor, 3 bedrooms, two bathrooms and ground floor WC and private garden and driveway to the rear. City Residence will be a perfect location for young families and working professionals alike.

On a main bus route into the city centre and a new retail park just a 4 minute walk away.

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY.



Front Exterior

Walled boundary, paved pathway and planted front with bushes

Hallway

Composite entrance door, laminate flooring, radiator

Dowstairs W.C.

Low level w.c., hand basin, laminate flooring

Open Plan Lounge Kitchen

UPVC Double glazed window to kitchen area, Double glazed patio door to the lounge area, laminate flooring, radiators, kitchen comprises of a range of fitted base and wall units, integrated fridge/ freezer, oven and hob, extractor hood, washing machine (please note: water damage following Fire in neighbouring property)

Inner Hall

Composite exterior door to rear exterior, laminate flooring, staircase

Landing

Storage cupboard, Staircase to second floor

Bedroom 1 (Front)

Double glazed window, radiator

Bathroom

Double glazed window, tiled walls, three piece suite comprising of panelled bath with shower over, sink and low level w.c. radiator.

Bedroom 2 (Rear)

Double glazed windows, radiator

Landing (Second Floor)

Storage Cupboard

Bedroom 3

Double glazed window, radiator

Ensite Shower Room

Double glazed velux window, shower cubical with shower, sink and low level w.c. radiator.

Rear Exterior

Fenced boundary, lawned area, paved pathway from rear exterior door to rear driveway, block paved driveway area to rear of the garden, metal double gates

Auctioneers Additional 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.

