



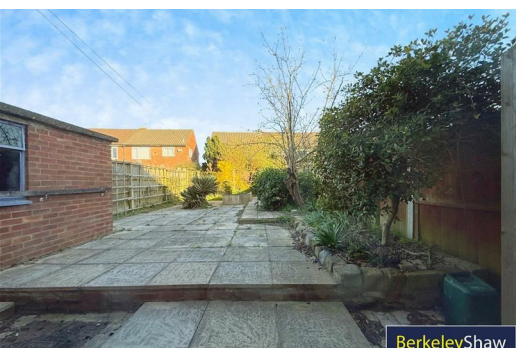
21 Dennett Close, Liverpool, Merseyside L31 5PD

Auction Guide £127,500

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £127,500

An ideal project with potential to FLIP or rent out for an attractive rental YIELD. This 3 bedroom mid-terrace property requires updating and has potential for extension to the rear with a large garden area. With a front & rear gardens, two receptions, Kitchen, 3 bedrooms and family bathroom. Located in a sought after area close to excellent schools, amenities and motorway links for commuting.

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.



Front Room

With Fireplace and window to the front aspect, leads through to rear lounge.

Lounge

Window to back Garden

Bathroom

Full-size bath with over shower, WC, pedestal Sink, 2 windows to rear aspect.

Kitchen

Range of fitted kitchen cupboards, door to rear garden.

Bedroom 1

DOUBLE

Bedroom 2

DOUBLE

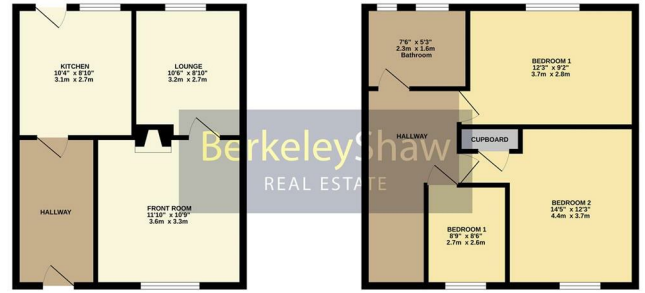
Bedroom 3

SINGLE

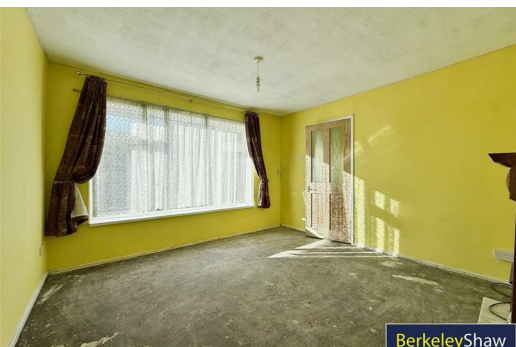
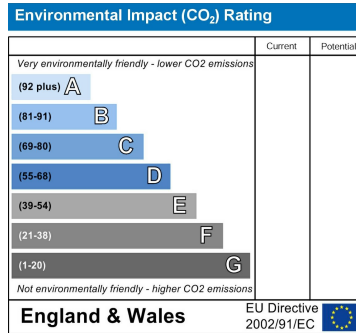
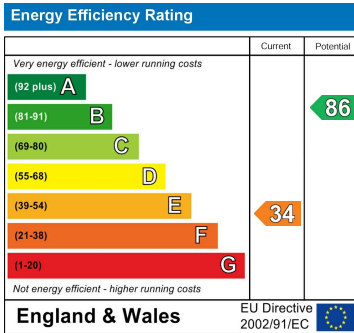
Landing

GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



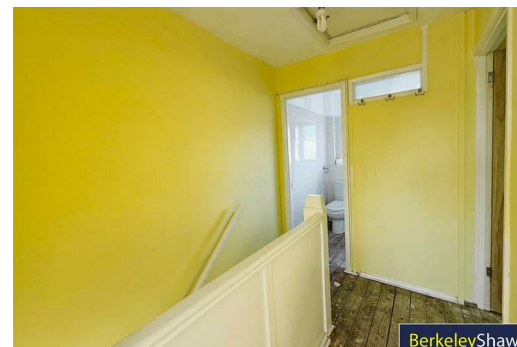
TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the Berkeleys Shaw contained here, measurements of floors, windows, rooms, etc. may vary from actual measurements and responsibility is taken for any error or omission in the information. It is the purchaser's responsibility to verify the accuracy of the details and to ensure that the services, systems and appliances shown here are in good working order and to be satisfied with the quality and condition of the property. The services, systems and appliances shown here are not tested and no guarantee is made as to their condition or efficiency for the given date.
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