BerkeleyShaw

REAL ESTATE



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.







GROUND FLOOR 1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx. 489 sq.ft. (45.4 sq.m.) approx.

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

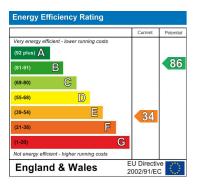
Bedroom 2

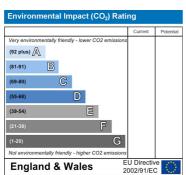
DOUBLE

Bedroom 3

SINGLE

Landing







TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.

White every altering has been made to ensure the accussry of the flooriges contained text, measurements of doors, wedows, command by entry them on an agreement and no especiability is stein for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to the floorige cash by the command of the services and to the dependence on the left services.











