

FOR SALE



Menlove Avenue, Allerton
Starting Bid £450,000

MARTIN&CO



Menlove Avenue, Allerton

4 Bedrooms, 2 Bathroom

Starting Bid £450,000

- Amazing, Cavernous, Family Home
- Four Spacious Bedrooms
- Two Impressive Reception Rooms
- Sough After Leafy Suburb
- Fabulous Sunny Rear Garden

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000
A unique, characterful and cavernous property situated on a great sized plot in the leafy suburb of Mossley Hill, close to great local amenities, excellent schools and great rail and road links. In need of refurbishment, but what a fantastic family home this would be. Comprising: entrance hall, two reception rooms, sunroom, kitchen, utility room, downstairs WC, four spacious bedrooms and family bathroom offering perfect accommodation for growing families. There is parking for a number of vehicles with garage at the rear where is an extensive sunny rear garden. Viewing is highly recommended to appreciate the full potential of this property. EPC GRADE = D IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE / Sold via secure sale. 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.



HALLWAY 8' 10" x 13' 2" (2.71m x 4.03m) A spacious and imposing hallway having power point, radiator, a great sized walk in storage cupboard housing electric

and gas meters and a sweeping staircase to the first floor.

RECEPTION ROOM ONE 13' 9" x 13' 1" (4.20m x 4.01m) A beautifully situated great sized reception room with original feature fireplace, power point, radiator and a fabulous walk in box bay window offering views over the pretty front garden.

RECEPTION ROOM TWO 14' 1" x 11' 9" (4.31m x 3.59m) A very spacious light and airy reception room with feature art deco fireplace with matching fire surround with gas fire, radiator, power points and patio door with windows either side throwing in streams of natural light and offering access into the sun room overlooking the colourful rear garden.

KITCHEN 12' 3" x 10' 0" (3.75m x 3.05m) Having a selection of wall and base units with worktop over, stainless steel sink and drainer inset to worktop, space for cooker and space and plumbing for washing machine and fridge freezer, door to the utility room and

WC and great sized window overlooking the rear garden.

UTILITY ROOM 5' 4" x 9' 2" (1.64m x 2.81m) Having tiled floor, access to W/C, power points and door leading to the side drive of the property and door to WC
WC - Having tiled flooring, low level W/C, vanity sink and frosted glass window.

LANDING 6' 2" x 11' 9" (1.89m x 3.60m) A bright and airy landing with power points, radiator, pretty colourful leaded window and access to all first floor rooms.

MASTER BEDROOM 14' 1" x 13' 2" (4.30m x 4.03m) A sizable and light filled master bedroom having fire on slab hearth, power points and a walk in box bay window overlooking the front garden.

BEDROOM TWO 14' 2" x 11' 8" (4.33m x 3.56m) Another cavernous bedroom having fireplace, power points, radiator and a window over the sunny rear



garden

BEDROOM THREE 8' 7" x 13' 3" (2.62m x 4.05m) A further light filled bedroom having power points and a window overlooking the front garden

BEDROOM FOUR 10' 10" x 7' 5" (3.31m x 2.28m) Another spacious double bedroom power points and a window overlooking the rear garden

BATHROOM 8' 2" x 5' 2" (2.51m x 1.60m) Having panelled bath, hand wash basin, loft hatch, airing cupboard housing water tank and frosted glass window.

OUTSIDE Approached through double gates onto the block paved driveway with parking for a number of vehicles with garage beyond, it is bordered by low walling with a selection of plants and bushes. The amazing sunny rear garden has a number of outbuildings. It is mainly laid to lawn with plants and

trees offering colour throughout the year, it is bordered by fencing with plenty of room to barbecue with family and friends.

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. 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.



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Floor 1



Floor 2



Approximate total area⁽¹⁾
133.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

