

FOR SALE



Incemore Road, Allerton, Liverpool
Starting Bid £400,000


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Incemore Road, Allerton, Liverpool

5 Bedrooms, 4 Bathroom

Starting Bid £400,000

- **Amazing Cavernous Family Home**
- **PLUS Seperate Annexe**
- **Three Reception Rooms**
- **Auction Starting Bid £400,000**
- **Sunny Rear Garden**

Starting Bid Of £400,000 and Being Sold via Secure Sale online bidding at Pattinson Auctions. Terms & Conditions apply.

WOW. Set in a fantastic and enviable position this impressive and extensive five bedroom family home provides excellent living space PLUS an Annexe that can be used within the family accommodation or separately for a relative or family member.

Nestled in the leafy suburb of South Liverpool with it's renowned range of amenities including a wide selection of local shopping facilities along Aigburth Road with a further selection of superstore and local Mather Avenue and Booker Avenue, Aigburth Road with Allerton Road offering a vibrant selection of wine bars, restaurants, bistros, cafes, shops and supermarkets.

Schooling in the area is highly regarded and sought after as well as wonderful open spaces available at Calderstones Park, Sefton Park or alternatively at the historic Sudley House and Gardens, Otterspool Promenade which are some of Liverpool's most premier green spots. An excellent road infrastructure brings Liverpool City Centre to within easy reach. Public transport services are readily available in the area with both West Allerton and Aigburth Railway station situated close by and furthermore, both national and international travel is provided for at the

John Lennon Liverpool Airport.

The property comprises ; Hallway, three spacious reception rooms, kitchen/diner, WC, landing, four bedrooms master having en-suite, study and family bathroom.

THE ANNEX comprises: lounge/diner, kitchen, bedroom and en-suite bathroom.

Externally there is parking for a number of vehicles on the gated driveway and the sunny rear garden is a great family space.

Viewing is essential to appreciate the standard of the accommodation on offer.

EPC GRADE =

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.

All measurements are approximate and cannot be relied upon for any future purpose and no liability is

taken for any errors.

HALLWAY A welcoming hallway setting the style throughout this lovely home and having wood effect flooring, radiator, staircase to the first floor and access to all downstairs rooms.

RECEPTION ROOM ONE 14' 0" x 10' 0" (4.27m x 3.07m) Carrying through the stylish them, this spacious reception room has feature fireplace on slab hearth and surround over, power points, wood effect flooring and UPVC double glazed patio doors giving access and views to the pretty sunny rear garden.

RECEPTION ROOM TWO 13' 5" x 11' 8" (4.09m x 3.58m) Open to the living space this room is used as a dining room with wood effect flooring, power points and UPVC double glazed window with views over the front of the property.

RECEPTION ROOM THREE 11' 6" x 11' 1" (3.53m x 3.40m) A fabulous light and airy reception room having

wood effect flooring, power points, radiator, feature fireplace on matching hearth and matching surround, double glazed window overlooking the front of the property and a door to the inner hallway.

INNER HALLWAY Having storage cupboard and access to the WC

WC Having low flush WC set in vanity unit and vanity sink set in vanity unit, wood effect flooring and access to the inner hallway.

KITCHEN/DINER 18' 8" x 8' 0" (5.69m x 2.46m) An impressive open plan kitchen/diner with a range of stylish contemporary fitted wall, drawer and base units with complementary worktop over, stainless steel 1 and 1/2 bowl sink and drainer set into worktop with mixer tap over and double glazed window above with views over the sunny rear garden, space for fridge/freezer and space slot for eight burner gas oven or Aga with stainless steel extractor hood above, wood

effect flooring, power points and open to the dining area.

The dining area has power point, wood effect flooring, flows through to the kitchen and has UPVC double glazed patio door offering access and views of the sunny rear garden.

LANDING The beautiful open staircase splits off to either side of the property offering access to all first floor rooms.

MASTER BEDROOM 14' 0" x 11' 1" (4.29m x 3.40m) A stunning, light filled master bedroom with wood effect flooring, power points, UPVC double glazed pretty walk in bay window with views over the front aspect and access to the en-suite.

ENSUITE 6' 0" x 6' 0" (1.85m x 1.85m) A great sized en-suite with low flush WC set in vanity unit with vanity sink also set in vanity unit, roll top bath, towel radiator, wood effect flooring, fully tiled walls and double glazed

frosted glass window.

BEDROOM TWO 13' 8" x 10' 7" (4.19m x 3.25m) Another great sized light filled bedroom having wood effect flooring, power points and double glazed walk in bay window with views over the front of the property.

BEDROOM THREE 12' 9" x 10' 9" (3.89m x 3.28m) Another great sized light filled bedroom having wood effect flooring, built in wardrobes, power points, radiator and double glazed window with views of the sunny rear garden.

BEDROOM FOUR 10' 0" x 6' 11" (3.07m x 2.13m) A further bedroom having wood effect flooring, power points, radiator and double glazed window with front aspect.

STUDY 11' 3" x 6' 0" (3.43m x 1.85m) A great study room having wood effect flooring, power points, built in storage wardrobes and double glazed window with views over the sunny rear garden.

BATHROOM 12' 4" x 4' 11" (3.76m x 1.52m) Having low flush WC, panel P Bath with shower over and shower screen, vanity sink set in vanity unit, fully tiled walls, wood effect flooring and double glazed frosted glass window.

ANNEX LOUNGE/DINER 19' 7" x 18' 0" (5.97m x 5.51m) A light and airy lounge/diner with wood effect flooring, double glazed window and open plan to the kitchen.

ANNEX KITCHEN Having a range of stylish contemporary fitted wall, drawer and base units with complementary worktop over, stainless steel sink and drainer set into worktop with mixer tap over and UPVC double glazed window above with views over the sunny rear garden, space for fridge/freezer, washing machine and dishwasher, gas hob set into worktop with oven housed in unit underneath with stainless steel extractor hood above, wood effect flooring, power points, fully tiled walls and open plan to the lounge.

There is no requirement or indeed obligation to use these recommended suppliers or services.

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ANNEX BEDROOM 15' 3" x 12' 0" (4.67m x 3.68m) A very spacious and bright bedroom with power points, double panel radiator, UPVC double glazed door offering access onto the terrace and rear garden and UPVC double glazed window again offering views of the sunny rear garden.

ENSUITE 12' 4" x 4' 11" (3.76m x 1.52m) A good sized bathroom having wood effect flooring, low flush WC, vanity sink set in vanity unit, walk in shower with shower over, chrome towel radiator and fully tiled walls.

EXTERNEL The property is approached through the Impressive gated driveway with parking for a good number of vehicles with access gate to rear garden and surrounded by fencing.

The Sunny rear garden

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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