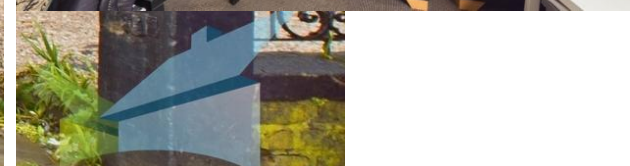
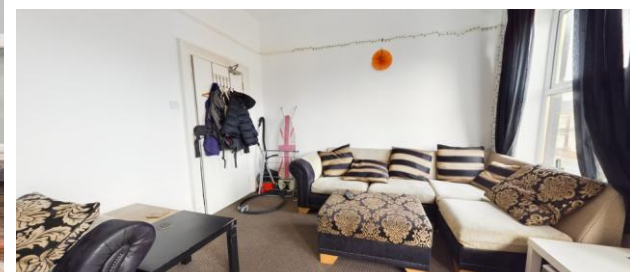
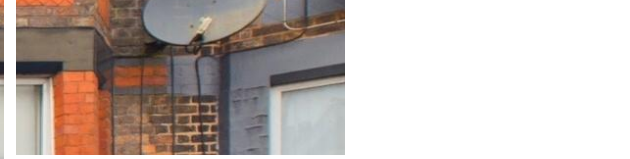
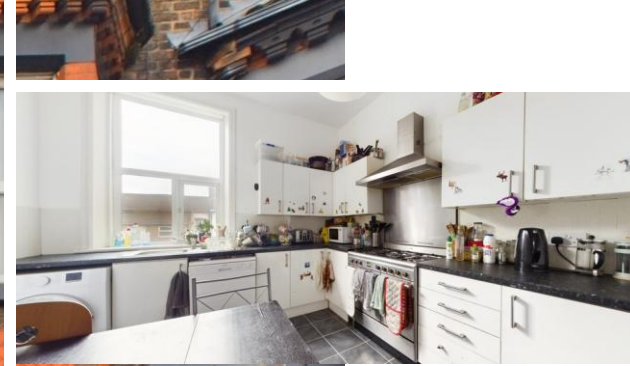


FOR SALE



Rathbone Road, Wavertree, Liverpool
Starting Bid £250,000

MARTIN&CO



Rathbone Road, Wavertree, Liverpool

6 Bedrooms, 3 Bathroom

Starting Bid £250,000

- Incredible HMO Opportunity with a 9.67% Yield
- Spacious Three Storey Property
- Six Great Sized Bedrooms
- Fitted Kitchen

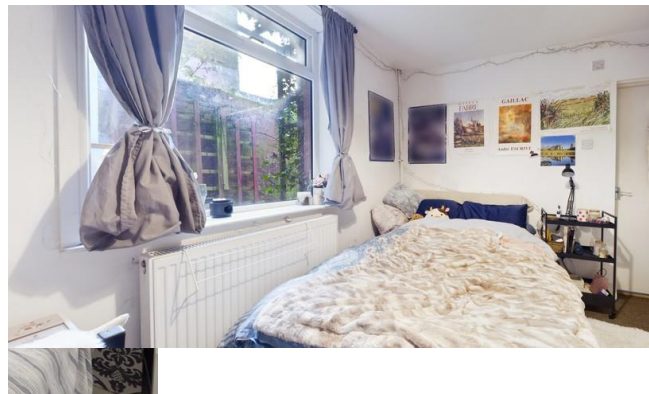
Being sold via Secure Sale online bidding with Pattinson Auctions. Terms & Conditions apply. Starting Bid £250,000.

Martin and Co are delighted to offer for sale this unique HMO investment opportunity with an Excellent 9.67% Yield so currently producing an excellent income and located in a sought after area within a short distance to great local amenities including shops, bakeries, coffee shops, supermarkets, public transport links and great road links. Consisting of six bedrooms, three bathrooms (one being en-suite) kitchen and lounge.

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

PORCH 4' 5" x 4' 6" (1.35m x 1.38m) A welcoming hallway with tile effect flooring and a wooden half glazed door which leads to the hallway. You will also find a cupboard which houses the fuse box and the electricity meter, fire alarm panel and alarm panel.

HALLWAY 25' 5" x 5' 9" (7.75m x 1.76m) A spacious hallway offering access to the three double bedrooms, stairs to the first and second floor, great sized storage room and access to the rear courtyard, double panel radiator, Power points and emergency lighting.



BEDROOM ONE 15' 1" x 11' 11" (4.61m x 3.65m) A bright and airy bedroom which is a good sized double having beautiful traditional features such as picture rails, coving and ceiling rose, power points, double panel radiator and a great sized UPVC double glazed bay window throwing in streams of natural light.

BEDROOM TWO 13' 9" x 10' 7" (4.20m x 3.25m) Another double bedroom again with features such as ceiling coving and a ceiling rose, power points and double panel radiator plus a UPVC double glazed window which looks onto the rear courtyard.

BEDROOM THREE 12' 5" x 9' 11" (3.81m x 3.03m) A double room with UPVC double glazed window looking onto the rear courtyard. This room benefits from having its own En-suite shower room, power points and double panel radiator.

EN SUITE 7' 8" x 5' 4" (2.34m x 1.65m) A spacious shower room, with low flush WC, Pedestal sink,

shower cubical with glass shower screens, marble effect flooring, chrome effect towel rail and extractor fan.

LANDING ONE 8' 2" x 5' 9" (2.49m x 1.77m) A great space with stairs leading to the two rear bathrooms and stairs leading to the kitchen and lounge, and a stair case to the second floor, power points and emergency lighting.

LOUNGE 12' 3" x 17' 0" (3.75m x 5.19m) A large bright and airy lounge with double panel radiator, power points, UPV double glazed window overlooking the front of the property and a second UPVC double glazed window also to the front of the property.

KITCHEN 13' 9" x 10' 8" (4.21m x 3.26m) Having grey tile effect flooring, UPVC double glazed window overlooking the rear courtyard with a range of matching wall and base units with worktop over, stainless steel sink and drainer, space for good sized free standing 5 ring hob with double oven and extractor fan over, part



tiled walls, power points, double panel radiator and plenty of room for a dining table and chairs.

BATHROOM ONE 8' 0" x 7' 4" (2.44m x 2.24m) A large bathroom with UPVC double glazed window, low flush WC, pedestal sink, large shower cubical with sliding doors, tile effect flooring, large cupboard which houses the boiler and water tank, chrome effect towel rail and extractor fan.

BATHROOM TWO 8' 6" x 6' 10" (2.61m x 2.09m) Another good sized bathroom with two UPVC double glazed frosted windows low flush WC, pedestal sink, P-shaped bath with over head shower and glass shower screen, tile effect flooring, chrome effect towel rail and extractor fan.

BEDROOM FOUR 11' 1" x 10' 4" (3.38m x 3.17m) Another good bedroom at the top of the second stair case. The room is in the eves and has limited head space but benefits from having a skylight, double panel

radiator and power points.

BEDROOM FIVE 13' 1" x 10' 7" (3.99m x 3.25m) A large bright and airy double bedroom in the eves. The room benefits from having a skylight, double panel radiator and power points.

BEDROOM SIX 12' 11" x 17' 0" (3.96m x 5.20m) A large bright double bedroom with two UPVC double glazed windows throwing in streams of natural light, double panel radiator and power points.

OUTSIDE A low maintenance space with a large shed for extra storage.

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. Auctioneers Additional Comments 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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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.

