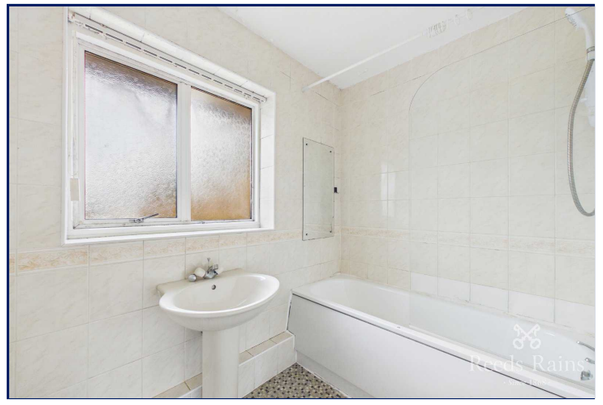




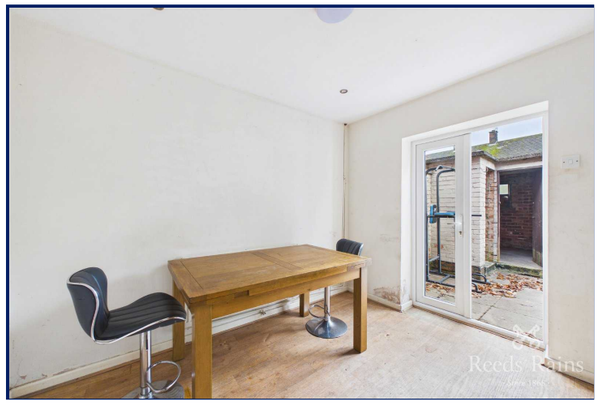












East Millwood Road, Liverpool,
Merseyside, L24

Guide Price: £120,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

East Millwood Road, Liverpool, Merseyside, L24
Guide Price: £120,000 Freehold

Council Tax Band: A
EPC Rating: C

No Onward Chain - Modern Method of Auction Sale - Agreed Sale Price + Reservation Fee

For sale via our Modern Method of Auction, is this three bedroom mid terrace. home, which would appeal to investors and owner occupiers occupies a fantastic plot with off-street parking available.

The home briefly comprises; entrance hallway, spacious living room, expansive kitchen/diner to the rear with with access to the rear garden. To the first floor; three well-proportioned bedrooms, a family bathroom and separate WC.

Externally the property benefits from paved off road parking to the front, and to the rear is a spacious laid to lawn garden with path and patio area, an out-house, which is open to renovation also sits to the rear.

The home, which is offered with no onward chain, sits within walking distance to local amenities, with Speke Retail shopping park just over a mile away, The Speke Centre, including Morrisons and TK Maxx and Liverpool John Lennon Airport less than a mile away.

The property is also equipped with a multitude of storage cupboards and an insulated loft space.

Should you view, offer or bid on the property, your information will be shared with the Auctioneer, IAmSold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with I AmSold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by I Am Sold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

THREE BEDROOM MID-TERRACE

EXTERNAL
Off-street parking to the front of the home, alley access to rear garden with patio, outhouse and lawn.

Outbuilding
7'9" (2.35) x 7'8" (2.33) (approx)
Separate outbuilding to rear. Ideal for storage or could be renovated.

GROUND FLOOR

Hall
Entrance to the property, leads to living room and kitchen with stairs to first floor.

Living Room
13'4" (4.06) x 10'6" (3.2) (approx)
Main reception room to the front of the home, ideal for entertaining.

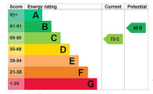
Kitchen/Diner
19'9" (6.02) x 8'4" (2.54) (approx)
Fitted kitchen to the rear with access to dining area and access to rear garden.

FIRST FLOOR

Landing
First floor landing which provides access to all three bedrooms and family bathroom.

Bedroom 1
13'7" (4.14) x 10'5" (3.18) (approx)
Main bedroom to the front of the home, ample space for king size bed and wardrobes.

Bedroom 2
10'4" (3.15) x 11'10" (3.6) (approx)
Secondary double bedroom to the rear.



For full EPC please contact the branch.

Bedroom 3
7'7" x 10'6" (approx) (2.3m x 3.2m (approx))
Smaller bedroom to the front of the home .

Bathroom
7'7" x 5'7" (approx) (2.3m x 1.7m (approx))
Two-piece bathroom suite with bath and shower facilities and wash basin.

WC
2'8" (0.81) x 5'7" (1.7) (approx)
Convenient, separate water closet with toilet.

Agents Note

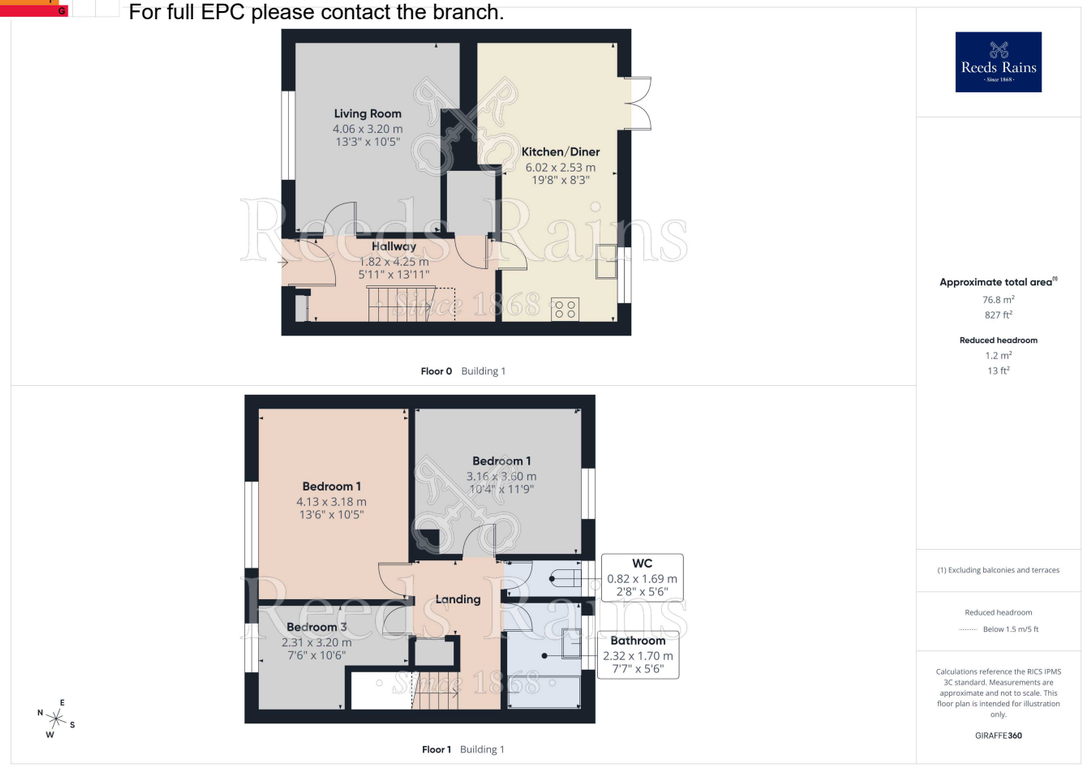
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk