

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Deane Road

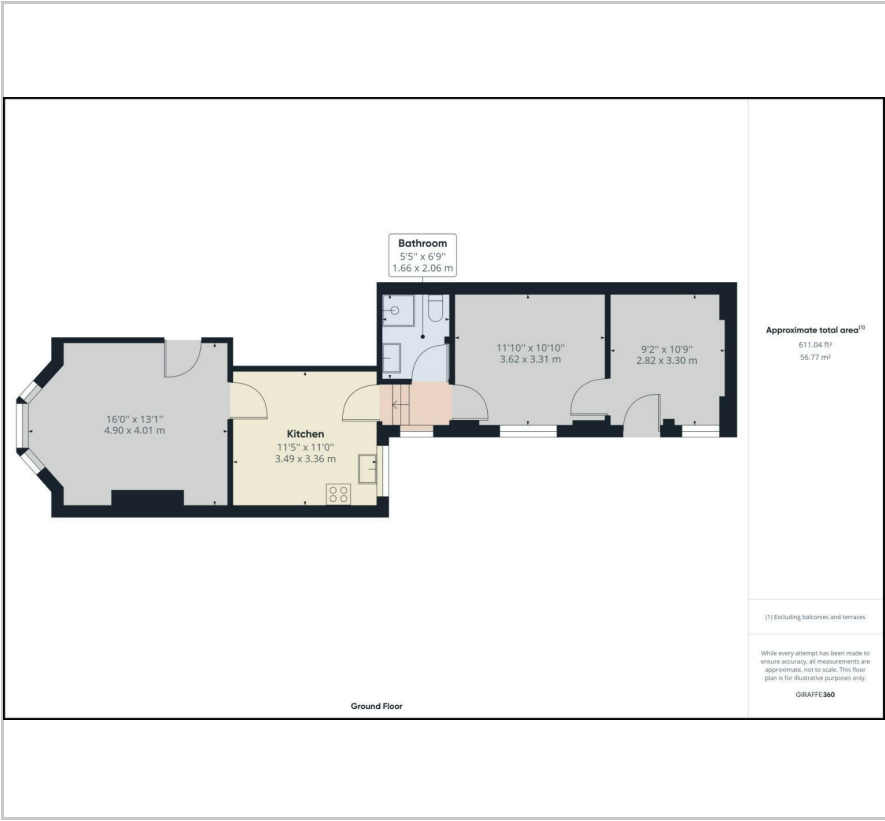
, Liverpool, L7 0ES

Auction Guide £125,000



Council Tax: A

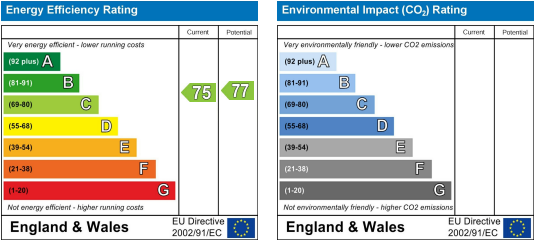
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Liverpool Office on 0151 707 7777 if you wish to arrange a viewing appointment for this property or require further information.

- SOLD VIA AUCTION
- HOUSE SPLIT INTO 2 FLATS
- FLAT 1: 2 BEDROOM
- BOTH FLATS EPC RATING C
- COUNCIL TAX BAND A
- MARTIN BOND AUCTIONS
- TERRACED HOUSE
- FLAT 2: 2 BEDROOM
- FREEHOLD
- NO OPTION TO SELL AS SEPERATE UNITS

\*\*AUCTION\*\*

Online auction on Thursday 25th May at 12:30hrs. The auction will run for 30 minutes.

Hunters are delighted to be partnering up with Martin Bond Auctions to sell this ideal investment opportunity.

This large terraced house has been converted by the previous vendor into two separate flats, with each flat having its own meters, boilers, kitchens, and bathrooms.

There are floor plans and virtual tours available and viewings are highly recommended for this investment opportunity.

\*\*Although the property has been used as two flats for many years, the vendors did not seek planning permission at the time of the conversion. Hence the property is priced competitively for cash buyers due to a lack of planning permission.\*\*



MATERIAL INFORMATION

- Tenure: Freehold
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.