



**2 bed terraced house to buy in**  
Durban Avenue, Liverpool, Merseyside,  
L23 2SL

**£127,500** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Cash Buyers Only
- ✓ Two Bedrooms
- ✓ Terraced Property
- ✓ Sold by Secure Sale
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £127,500.

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.

Nestled in a quiet cul-de-sac in the heart of Crosby, this two-bedroom terraced home offers well-proportioned accommodation and excellent potential for the right purchaser.

The ground floor features a spacious open-plan living area, seamlessly combining the lounge, fully fitted kitchen, and conservatory extension to create a bright and versatile space ideal for modern living and entertaining.

To the first floor, there are two generous double bedrooms, with the principal bedroom benefiting from particularly spacious proportions. A three-piece family bathroom completes the accommodation.

Externally, the property enjoys a low-maintenance rear garden, accessed via sliding doors from the conservatory.

The property is conveniently located close to local amenities, transport links, and highly regarded schools, making it an attractive option for a variety of buyers.

Please note: This property is available to cash purchasers only due to structural works required. This has been fully reflected in the asking price.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £127,500

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Durban Avenue, Liverpool, Merseyside, L23 2SL

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

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