



## 2 bed terraced house to buy in L4

Ripon Street, Walton, Liverpool,  
Merseyside, L4 5UQ

**£90,000** Starting Bid

 x2  x1  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Tenanted Investment
- ✓ Two Bedrooms
- ✓ Terrace Property
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Recently renovated, the property boasts A well-proportioned reception room, providing ample space for both relaxation and entertaining. The newly fitted kitchen is equipped with contemporary white goods, making it a perfect space for culinary enthusiasts to create their favourite dishes.

The house features two inviting bedrooms, ideal for a small family or professionals seeking a comfortable living environment. The bathroom has also been tastefully updated, ensuring a fresh and stylish atmosphere throughout the home.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Terraced House

Parking: On Street

Year built: 1930

Construction materials: Brick and block

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

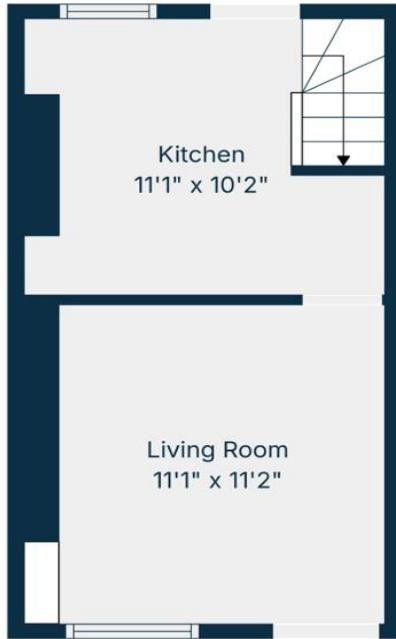
Electric: National Grid

Water: Direct mains water

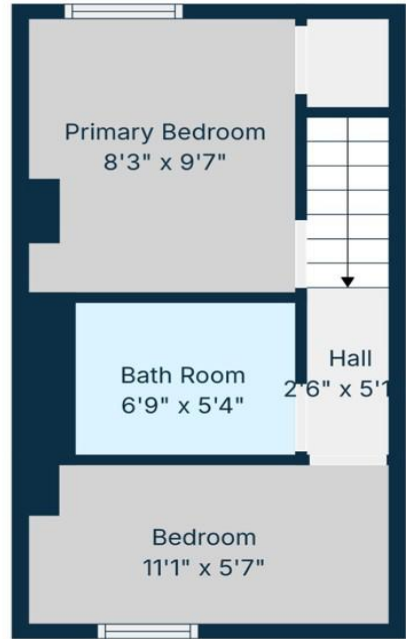
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No



1st Floor



2nd Floor

**TOTAL: 446 sq. ft**  
 1st floor: 221 sq. ft, 2nd floor: 225 sq. ft  
 EXCLUDED AREAS: WALLS: 88 sq. ft

Floor Plan

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			93
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	
(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	

Ripon Street, Walton, Liverpool, Merseyside, L4 5UQ

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

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 northwest@pattinson.co.uk, www.pattinson.co.uk**

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