



3 bed terraced house to buy in

Ford Lane, Liverpool, Merseyside, L21 0HN

£85,000 Starting Bid

H x3 D x1 B x1

Tenure

Freehold

On Street parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Three-bedroom mid-terraced
- ✓ Spacious lounge
- ✓ Vacant
- ✓ 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

Three-Bedroom Mid-Terraced Property | In Need of Modernisation | Auction Opportunity

We are pleased to offer for sale by auction this three-bedroom mid-terraced property situated on Ford Lane, Litherland.

The property offers generous accommodation arranged over two floors and represents an excellent opportunity for investors, developers or buyers looking for a refurbishment project.

The property is in need of a comprehensive programme of modernisation and improvement throughout. Once refurbished, it has the potential to make an attractive family home or a strong addition to a rental portfolio, subject to any necessary consents and the buyer's own due diligence.

The ground floor comprises an entrance hallway, spacious lounge and good-sized kitchen, with access to the rear garden.

To the first floor are three well-proportioned bedrooms together with a family bathroom.

Externally, the property benefits from front and rear garden areas, with the rear also incorporating a brick-built outbuilding/storage facility.

Situated within an established residential area of Litherland, the property is conveniently positioned for access to local amenities, schools and transport connections.

The property is offered in its current condition and provides an excellent opportunity for purchasers looking to add value through refurbishment and modernisation.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Terraced House

Parking: On Street

Year built: 1955

Construction materials: Brick and block

Roofing type: Clay tiles

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

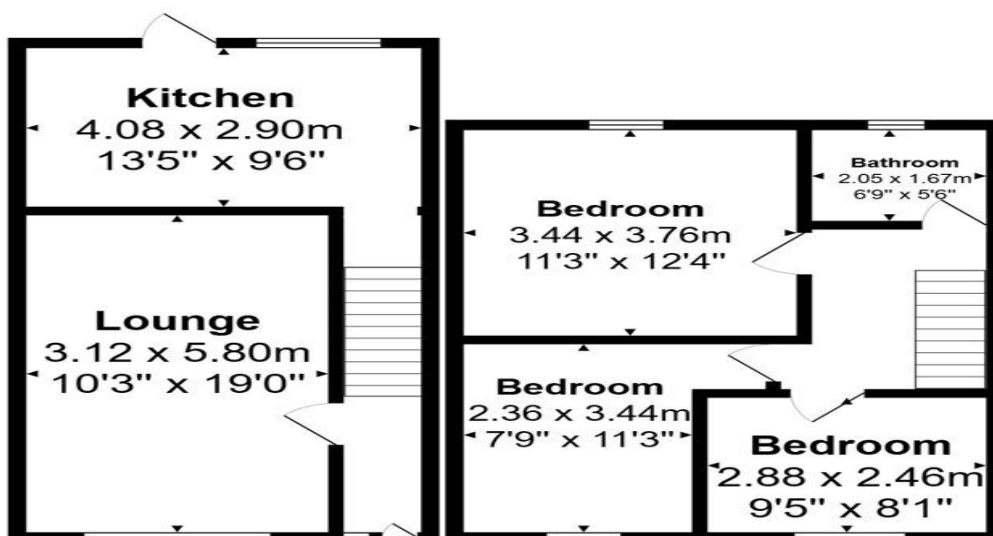
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

203, Ford Lane, Litherland, L21 0HN



Total Area: 75.9 m² ... 817 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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