



# Curlett Jones Estates

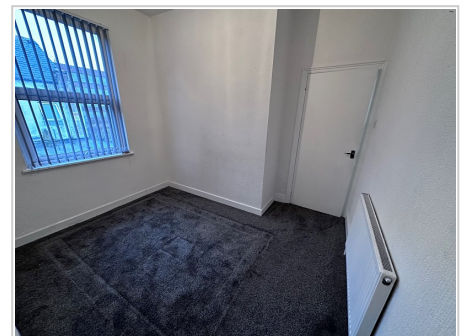
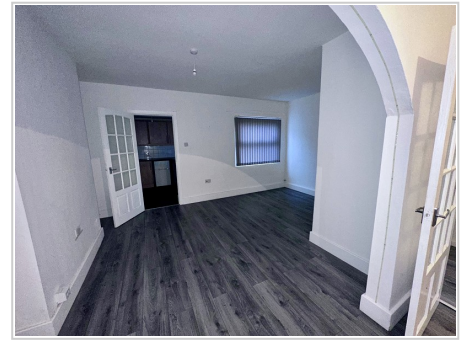
Your Local Property People

Riddock Road,  
Liverpool,  
Merseyside.  
L21 8HS

75,000



- Three Bedroom Mid-Terraced House
- Fitted Kitchen + Large Living Area
- Gas Central Heating
- Double Glazing
- Perfect Investment Opportunity
- Sold With Tenant in Situ
- Freehold
- Sold via 'Secure Sale' Auction Via Pattinson Auctions
- Immediate 'exchange of contracts' available



**Ref: PRB10001**

Viewing Instructions: Strictly By Appointment Only

Curlett Jones Estates, 18 Crosby Road North, Waterloo, Liverpool, L22 4QF  
0151 673 1239 Hello@CurlettJones.co.uk www.CurlettJones.co.uk



# General Description

Curlett Jones Estates are excited to bring to the market this excellent investment opportunity, a three bedroom mid-terraced house to be sold with a tenant in situ. Located in L21, within walking distance from all local amenities and transport links, this property is ideal for those keen to expand their portfolio. Being Sold via Secure Sale online bidding via Pattinson Auction. Terms & Conditions apply. Starting Bid £80,000.

## Accommodation

### Services

Mains electricity, mains water, mains gas, mains drainage

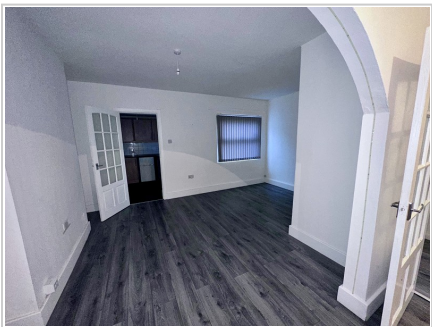
EPC Rating:66

### Tenure

We are informed that the tenure is Freehold

### Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a

*report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*