Lot 101 1, Magazine Lane, New Brighton, Wallasey, Merseyside, CH45 1LT



All enquiries Ref: James Paterson



- **Substantial freehold 4-bedroom two floor end terrace bay fronted house requiring modernisation**
- **Full vacant possession**



Location:
The property is situated on the corner of Magazine Lane and Gordon Road between its junctions with Magazine Promenade and Seabank Road. Public transport links include New Brighton Rail Station together with a network of local bus services serving the surrounding vicinity. Road links include the A554 and Kingsway Tunnel (A59) and the M53 Motorway. Shopping amenities can be found locally within New Brighton with an extensive range of shops, bars and restaurants being found in Liverpool City Centre. Recreational pursuits can be found locally at the open spaces of New Brighton Promenade, Vale Park and the coastal frontage of Liverpool Bay.

Description:
Substantial freehold 4-bedroom end terrace bay fronted house arranged over ground and first floors requiring modernisation.



Accommodation:
First floor: Four bedrooms, bathroom/WC
Ground floor: Three reception room, kitchen, entrance hall
Outside: Rear garden

EPC rating: TBC

Council Tax Band: B

To view:
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



