Law Society Fittings and Contents Form (3rd edition)

Address of the property

16 Slatey Road Birkenhead Wirral

Postcode CH43 4UF

Full names of the seller

MacMaster Properties Limited

Seller's solicitor

Name of solicitor's firm

Burd Ward Solicitors

Address

23-27 Seaview Road Wallasey Wirral CH45 4QT

Email

michaelabarker@burdward.co.uk

Reference number

012983-0059/MB

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- Buyer' means all buyers together where the property is being bought by more than one person.





Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded'):
- there is no such item at the property ('None').

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

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	100		

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	0	O of Administration (Control of Control of C			The Address and the American Address
Radiators/wall heaters	0				
Night-storage heaters			0		
Free-standing heaters			0		
Gas fires (with surround)			d		
Electric fires (with surround)			0		
Light switches	Ø				
Roof insulation	Ø				
Window fittings	Ø				
Window shutters/grilles			0		
Internal door fittings	0				
External door fittings	0				
Doorbell/chime					

		Included	Excluded	None		Price		Comments
Electric sockets		0/		0				nderfelderfeldende de glighjof () med to
Burglar alarm				0				
Other items (please specif	y)	ine an emilike op zytelijk ekkende van emberene	****	namental en estama de como de		erreit de déserve	1,00	of ELEPhone Spick State - Agen
FIRE ALARM SYSTEM		0	0					Princip many hybridde
EMERSENCY LIGHTING		0						
SYSTEM								
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		Free-						Comments
łob	0							Profession and the second seco
xtractor hood	0							
ven/grill	0							
ooker								
licrowave				0				
efrigerator/fridge-freezer				9				
reezer				6				
				0				
ishwasher	-	_						
ishwasher umble-dryer	0		0	0				
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	Included	Excluded	None	Price	Comments
Bath	0			Manager and Angeles and Angele	Mit the principal and an extending to be of soften in an extending forming the soften in the soften and an extending forming the soften an
Shower fitting for bath	Ø				
Shower curtain	0				
Bathroom cabinet	0				
Taps	0				
Separate shower and fittings	d				
Towel rail	d				
Soap/toothbrush holders		Ø			
Toilet roll holders		0			
Bathroom mirror		0			

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	0				PROSES ON ARTHURADO E A MORANTO PARA PARA PARA PARA PARA PARA PARA PAR
Living room					
Dining room	0				
Kitchen	Ø				
Bedroom 1	6	. 0			
Bedroom 2	Ø				
Bedroom 3					
Other rooms (please specify)	inglê evî dinimbina û girkî evê di gige-	griffely halfely house you had galanceground in requiring config		Mikalinakinakiton (principla) eline unterpetro gudopetro	upA unposproprovi y a plánifes codo
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+STAIRS					

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing			0		MANUSCON CONTRACTOR CO
Living room	0				
Dining room	Ø				
Kitchen	0				
Bedroom 1	0				
Bedroom 2	d				
Bedroom 3					
Other rooms (please specify)	Port or Burnillone hillion enterezzagina unanduk tauk		and the second and the second as well as	and an extension of the distribution and an extension of the section of the secti	Marchander management. White-particular and white-the-depth of the second second
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Hall, stairs and landing			0		entitions of the commence of t
iving room	0				
Dining room	0				
Citchen	Ø				
Bedroom 1	0				
edroom 2					
edroom 3					
Other rooms (please specify)	i keronadia difinazioni naz-i-sakingalifizzazio-nena erangalapita disabile	Фейгология при		will the paper.	ANTECONOMIA ANTECONOMIA ANTON ANTON A
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Note: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	0				yeliydi paka iy
Living room	0				
Dining room	B				
Kitchen	0				
Bedroom 1	Ø				
Bedroom 2	0				
Bedroom 3					
Other rooms (please specify)	Hard galler a constitution of public angua.	100-100 mm			in the second purpose of the second purpose
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Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing			9		And Complete designed Angelood fields of place
Living room	0				
Dining room					
Kitchen	0				
Bedroom 1	Ø				
Bedroom 2	Ø				
Bedroom 3					

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	Included	Excluded	None	Price	Comments
Other rooms (please specify)				to personal and an advantage of the second	
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	Included	Excluded	None	Price	Comments
Garden furniture			0		
Garden ornaments			0		
Trees, plants, shrubs	0				
Barbecue			0		
Dustbins	0				
Garden shed			0		
Greenhouse			0		
Outdoor heater					
Outside lights	0				
Water butt			0		
Clothes line			d		
Rotary line			0		
Other items (please specify)				Valley Control of the	
COMMUNAL BULK BINS		0			makes produced in specification and the specification in the specificati
ON CONNEACT WITH					
BIFFA WATTER/WIRNE GUNCE					
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	Included	Excluded	None	Price	Comments
Telephone receivers	3				Muselpanho
Television aerial	Ø				
Radio aerial	Ø				
Satellite dish			Ø		
U Stock of fuel		W 75			
	Included	Excluded	None	Price	Comments
				*	
Oil			0		
Oil Wood			9		
	0				
Wood			5		
Wood				Price	Comments
Wood			5	Price	Comments
Wood			5	Price	Comments
Wood			5	Price	Comments

The Law Society is the representative body for solicitors in England and Wales.