



31, Junction Road, Rainford, WA11 8SH

By Auction £125,000

*David
Davies* *Collection*

31, Junction Road, Rainford, WA11 8SH

- EPC: D
- Council Tax Band: A
- **CASH BUYERS ONLY** No Onward Chain
- Two Reception Rooms
- Three Bedrooms
- Freehold
- Subject to Reserve Price & Reservation Fee
- Semi Detached Property
- Three Bedrooms, Two Are Doubles
- Driveway And Large Detached Garage

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

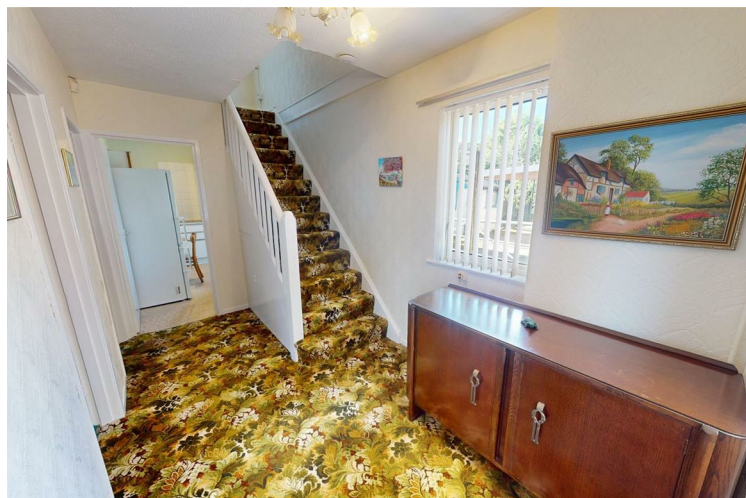
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

David Davies Sales And Lettings Agent bring to the sales market, this delightful three bedroomed semi-detached property with 'No Onward Chain.'

As you step inside this lovely home, you are greeted with a welcoming hallway which leads to two separate reception rooms to the left.







David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

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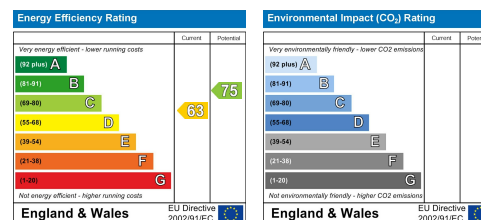
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Information on tenant permitted fee's can be accessed via the link below
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