



Sandfield Road, Bebington, Wirral CH63 8QR

welcome to

Sandfield Road, Bebington Wirral

Jones and Chapman are delighted to bring this two bedroom end terrace property in the sought after area of Higher Bebington to the market. It consists of a lounge, dining room, kitchen, two bedrooms and a family bathroom. Many amenities close by such as shops, schools and transport links.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Description

Calling all first time buyer or investors Jones and Chapman are delighted to bring this two bedroom end terrace property in the sought after area of Higher Bebington to the market. It consists of a lounge, dining room, kitchen, two bedrooms and a family bathroom. This property is close to a number of local amenities, cafe's, restaurants, primary, secondary and Grammar schools. There are transport links by bus, rail and road with a short driveway from the motorway for Chester and Liverpool.

Lounge

12' 2" x 13' 3" (3.71m x 4.04m)
Laminate flooring throughout, gas fire (not working) on marble hearth, wooden surround and double radiator.

Dining Room

11' 4" x 12' 3" (3.45m x 3.73m)
Opening to the kitchen, log burner on brick hearth, sleeper mantle, laminate flooring throughout, under stairs storage cupboard housing consumer unit and meter.

Kitchen

9' 2" x 12' 4" (2.79m x 3.76m)
Grey wooden wall, base and drawer units, cream complimentary work surfaces, stainless steel drainer and sink. Tiled flooring, space for other appliances, wooden door to rear and UPVC double glazed window to the rear.

Landing

Wooden staircase, carpeted landing, loft hatch and UPVC double glazed window to the side.

Bedroom One

13' x 12' 7" (3.96m x 3.84m)
Laminate flooring throughout, double radiator, UPVC double glazed window to the front, space for wardrobes and inglenook.

Bedroom Two

6' 7" x 11' 4" (2.01m x 3.45m)
UPVC double glazed window to the rear, double radiator, carpet flooring throughout and space for wardrobes.

Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)
Raised step from landing, panel bath with chrome taps and shower attachment above. Pedestal wash hand basin, low level dual flush WC. Fitted cupboard and UPVC double glazed window to the side and inset spots.

Outside Rear Garden

Small courtyard, flagged, built in BBQ and wooden gate to side passageway.



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Sandfield Road, Bebington Wirral

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedrooms
- Two reception rooms and kitchen

Tenure: Freehold EPC Rating: D

guide price

£140,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEB109990 - 0002

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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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