



**Athol Drive, Wirral CH62 8DP**

**welcome to**

**Athol Drive, Wirral**

Jones and Chapman are delighted to bring this three bedroom semi-detached family home in the heart of Eastham to the market. This property is in an excellent location for Primary and Secondary Schools with Heygarth Primary School and South Wirral High School in walking distance.



## 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 Buyers & Investors

Are you searching for a place to call home? Look no further, Jones and Chapman are delighted to bring this three bedroom semi-detached family home in the heart of Eastham to the market. This property is in an excellent location for Primary and Secondary Schools with Heygarth Primary School and South Wirral High School in walking distance. Athol Drive is in easy access of public transport via road, bus and regular

trains from Eastham Rake to Liverpool City Centre ideal for a shopping spree. There are a number of food and drink hot spots and plenty other amenities in walking distance.

To register your interest and to book a viewing please don't hesitate to contact the Jones and Chapman office.

### Entrance Hall

Spacious hallway, under stairs storage housing gas, electricity and consumer unit. Fitted cupboard and double radiator.

### Cloakroom

Low level WC, wall mounted wash hand basin, tiled flooring and part tiled walls. UPVC double glazed window to the front.

### Lounge/ Diner

9' 9" x 23' 9" (2.97m x 7.24m)

Light and airy living space with a UPVC double glazed window to rear elevation along with UPVC double glazed French doors, double radiator, Laminate flooring throughout,

### Kitchen

9' 9" x 9' 2" (2.97m x 2.79m)

Range of beech wall, base and drawer units with butchers block effect work surfaces, part tile walls, tiled flooring, double oven with 5 ring hob, one and a half ceramic sink, UPVC double glazed window to front elevation with fitted blinds, double radiator, space for washing machine and Worcester boiler.

### Landing

Wooden staircase with spindle bannister, UPVC double glazed window to the front with fitted blinds, large airing cupboard, laminate flooring throughout and another storage cupboard.

### Bedroom One

10' 1" x 11' 8" (3.07m x 3.56m)

UPVC double glazed window to the rear with fitted blinds, double radiator and laminate flooring

throughout.

### Bedroom Two

11' 7" x 10' 2" (3.53m x 3.10m)

UPVC double glazed window to the rear with fitted blinds and laminate flooring throughout.

### Bedroom Three

9' 8" x 8' 6" (2.95m x 2.59m)

Built in cupboard, UPVC double glazed window to the front with fitted blinds and laminate flooring throughout.

### Family Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

Panel bath with shower above, pedestal wash hand basin, low level dual flush WC, tiled walls and flooring. UPVC double glazed window to the front.

### Outside

#### Front Garden

Off road parking for several vehicles and an electric car charger point

#### Rear Garden

Fully fenced borders with a lawned area, patio area ideal for entertaining on those summer nights, wooden gate and shed.



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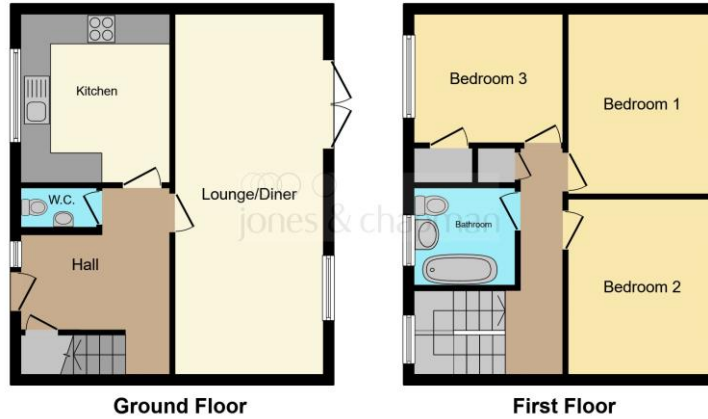
## Athol Drive, Wirral

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CALLING ALL FIRST TIME BUYERS & INVESTORS
- Three bedroom semi-detached family home in the heart of Eastham

Council Tax Band: **A** Tenure: **Freehold** EPC Rating: **A**

guide price

**£130,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB110018 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 jones & chapman



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