



**Bankfields Drive, Wirral, CH62 0AZ**



**welcome to**

**Bankfields Drive, Wirral**

Calling all investment buyers! A property needing some updating and modernising throughout but with some pure imagination, you could be the one to bring it back to life for someone's happily ever after!



## 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 investment buyers! A property needing some updating and modernising throughout but with some pure imagination, you could be the one to bring it back to life for someone's happily ever after!

Jones and Chapman have this two bedroom semi-detached family home in the heart of Eastham. A lovely location for a Sunday afternoon stroll in Eastham Country Park with a stop off at The Hooten Arms. This property is close to Motorway links for

Liverpool & Chester.

This property consists of: Entrance porch, hallway, lounge, dining room, kitchen, two bedrooms, family bathroom, rear garden and off-street parking.

### Entrance Porch

UPVC double glazed door and window to the front, internal wooden door to hall.

### Entrance Hall

Double radiator, staircase to first floor, cupboard housing electric and consumer unit, carpet flooring throughout and door to lounge.

### Lounge

11' 9" x 10' 8" (3.58m x 3.25m)

UPVC double glazed window to the front, electric fire on marble hearth and surround. Single radiator and opening to dining room.

### Dining Room

10' 5" x 11' 3" (3.17m x 3.43m)

Inset in wall fitted cupboard, UPVC double glazed window to the rear, arch opening to kitchen, cupboard housing Worcester central heating boiler and opening to kitchen.

### Kitchen

9' 1" x 10' 5" (2.77m x 3.17m)

Range of wall, base and drawer units, marble effect work tops and space for other white appliances. Four ring hob, extractor hood and drainer sink. UPVC double glazed window to the rear and UPVC double glazed door to the rear.

### Landing

Carpet staircase, UPVC double glazed window to the side, part boarded loft with light and hatch. Single radiator and fitted cupboard.

### Bedroom One

16' 7" x 9' 6" (5.05m x 2.90m)

UPVC double glazed window to the front, fitted cupboard, dressing area, carpet flooring throughout

and double radiator.

### Bedroom Two

11' 1" x 8' 3" (3.38m x 2.51m)

UPVC double glazed window to the rear, single radiator, fitted bed frame and bedside tables.

### Bathroom

8' 4" x 8' 6" (2.54m x 2.59m)

Double walk-in shower with chrome fittings and shower cubicle. Low level dual flush WC, wall mounted hand wash basin in vanity unit. Carpet flooring throughout, UPVC double glazed window to the rear, extractor fan and single radiator.

### Outside

#### Rear Garden

Very large garden to side and rear. Laid to lawn, patio with two outhouses and summerhouse.



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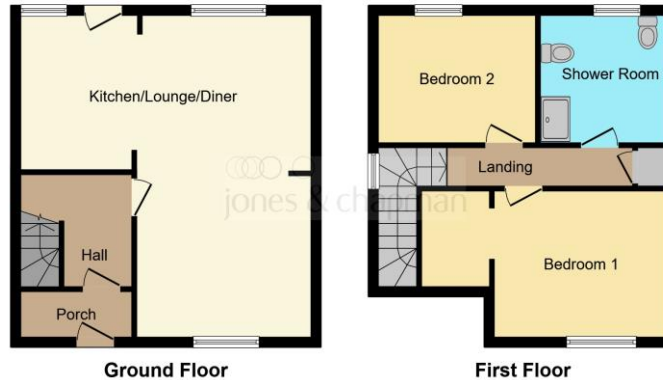
## Bankfields Drive, Wirral

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Investment Opportunity
- Two bedroom semi-detached family home in the heart of Eastham

Tenure: Freehold EPC Rating: D

guide price

**£225,000**



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



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Property Ref:  
BEB109935 - 0004

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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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